

REDEVELOPMENT PLAN
AND
HOMELESS ASSISTANCE SUBMISSION

FOR THE DEVELOPMENT OF

USARC #2
7077 PERIMETER PARK DRIVE

AND

USARC #3
6903 PERIMETER PARK DRIVE

SEPTEMBER 2007
CITY OF HOUSTON, TEXAS
AS THE DULY RECOGNIZED
LOCAL REDEVELOPMENT AUTHORITY



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*Redevelopment Plan and Homeless Assistance Submission for
USARC #2 (7077 Perimeter Park Drive) and USARC #3 (6903 Perimeter Park Drive)*

EXHIBITS

- A Mayor's April 15, 2006 Letter to OEA
- B DOD Base Closure Publication
- C LRA Request for Notices of Interest; Affidavit of Publication
- D First BRAC Workshop – List of Attendees
- E HUD Power Point Presentation BRAC Workshops
- F First BRAC Workshop Questions and Answers
- G Second BRAC Workshop Attendees
- H Site Map of the Installations
- I Topographical Site Map of the Installations
- J Police Department Submitted Notice of Interest to LRA
- K Police Department Notice of Intent to DOJ
- L Fire Department Submitted Notice of Interest to LRA
- M Fire Department Application to FEMA
- N List of Individuals and Organizations Contacted Telephonically by the LRA

SUPPLEMENTAL MATERIALS

Environmental Report for USARC #2
Environmental Report for USARC #3
Strategic Plan to End Homelessness
2005 Consolidated Plan
2006 Consolidated Plan
2007 Consolidated Plan

EXECUTIVE SUMMARY

I. INTRODUCTION

This **DRAFT Executive Summary** of the “**Application For Approval Of Redevelopment Plan And Homeless Assistance Submission**” (the “Application”) for US Army Reserve Centers #2 and #3 (collectively referred to as the “Installations”), has been prepared by the **City of Houston**, as the duly recognized **Local Redevelopment Authority** (the “LRA”) for the Installations, pursuant to, the procedures prescribed by the **Base Closure Community Redevelopment and Homeless Assistance Act of 1994** (the “Act”). The Application was developed after publication of requests for notices of interest, consultation with, and additional outreach to, representatives of the homeless in Houston and Harris County, other State and local government representatives, and other parties potentially interested in the use of the Installations. The Application, as required by the Act, attempts to explain how the LRA proposes to address the needs of the homeless which takes into consideration the expressions of interest received from State and local governments, representatives of the homeless, and other notices of interest received.

II. OVERVIEW OF THE ACT

The Act and its implementing regulations require the LRA to plan and implement the reuse of domestic military installations that are approved for closure or realignment, and further requires the LRA in doing so to consider the interests in the use to assist the homeless of the buildings and property at the Installations that are expressed in the notices of interest submitted to the LRA. The Act further authorizes the Department of Housing and Urban Development (“HUD”) to determine whether the plan for the reuse of the installations proposed by the LRA –

“balances the community development, economic redevelopment and other development needs of the communities in the vicinity of the installations with the needs of the homeless in those communities.”

III. BACKGROUND ON THE CLOSURE OF THE INSTALLATIONS

The Office of Economic Adjustment (“OEA”) of the Department of Defense (“DOD”) officially notified the City in April 2006 that two Army Reserve Centers located on Perimeter Park Drive in northwest Houston were to be closed. Houston Mayor Bill White submitted written correspondence to DOD indicating that the City will develop a reuse plan for the properties. Immediately upon notification from OEA, and prior to the May 9 publication of the Federal surplus property list, the City began its outreach efforts, both formal and informal, with respect to the Installations.

The LRA, on Thursday, June 8, 2006 published its required request for submission of Notices of Interest (“NOIs”) for use of the Installations which (i) provided a deadline for submission of NOIs of December 1, 2006, (ii) invited State and local governments, homeless service providers, and other interested persons to submit NOIs expressing interest in the use of the Installations, and (iii) provided notice of a BRAC Base Reuse Workshop to be held on August 3, 2006, at USARC #2.

On August 3, 2006, the LRA conducted a Military Base Reuse Workshop, which included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City officials regarding the planning process, and (iv) a question and answer session. Both formal and informal invitations were issued in an effort to attract a large number of representatives from public non-profit and private entities. A list of persons and organizations in attendance is attached to the Application.

On October 28, 2006, the LRA conducted a second Military Base Reuse Workshop. A list of persons and organizations in attendance is attached to the Application.

On December 1, 2006, only the Houston Police Department and the Houston Fire Department submitted NOIs for use of USARC #2 and USARC #3, respectively, each under a “public benefit transfer” authorized by the Act, with the Department of Justice and the Department of Homeland Security serving as the “sponsoring federal agency”, respectively, for each Installation. No other notices of interest were submitted to the LRA by the December 1, 2006 published deadline expressing interests in the use of the Installations for use to assist the homeless or from any other State or local government or other interested persons for a commercial, industrial or residential use.

IV. DESCRIPTION OF THE LOCATION, DEMOGRAPHICS, OTHER LAND USE RESTRICTIONS, EXISTING SURROUNDING LAND USES, AND ECONOMIC CONDITIONS OF THE COMMUNITY

A. DESCRIPTION OF THE INSTALLATIONS

1. Location

The Installations are located entirely within the City of Houston, in the Northwest quadrant of the City and more than 15 miles from the center of the downtown central business district. The Installations are located within a mile of both Highway 290 and the Harris County Toll road system. Primary vehicular access to the Installations is via Perimeter Park Drive.

The Installations, according to the Federal Emergency Management Agency (“FEMA”), are located beyond the 100-year and 500-year flood planes. Topographically, the site of the Installations gently slopes to the southeast. No signs of erosion, excavation, or fill can be observed on the sites.

The Installations have full access to all public utilities, electric power and gas, water, and sewage. The City provides water and sanitary sewer services to the Installations. The primary source of wastewater is directed to the city sewer system includes non-process wastewater (from bathrooms, sinks, etc.) and vehicle wash water (after being processed through an oil-water separator [OWS]). Center Point Energy provides natural gas service to the Installations for heating and Houston Light and Power provides electricity.

Perimeter fences enclose each of the Installations, and provide a finished, secure parking area within the fencing. The area outside of the perimeter fence on each of the Installations is mowed and otherwise unimproved. There are not woodlands, streams, creeks, navigable waterways, or other bodies of water on either of the Installations. The nearest named surface water body is Cole Creek, approximately 3,400 feet from the Installations. An unnamed water feature is located approximately 1,600 feet west of the Installations behind the warehouses to the west along the Beltway 8 overpass. This feature appears to receive storm water drainage from the adjoining property warehouse parking lots. Another unnamed water feature is located approximately 2,000 feet from the Installations at the intersection of Hempstead and West Little York Road.

Finally, according to the environment database, no designated Indian Reservations are located within one mile of the Installations.

2. Public Transportation Access

The Installations are served by Metro Bus service on Bus #216, which runs from the Northwest Station Park and Ride via W. Little York/Pinemont to Downtown Houston. The frequency of the service includes “rush hour” from 5 – 9 AM, 3 – 7 PM, every ten to fifteen minutes.

3. Surrounding Land Uses, Demographics

The land uses of the area surrounding the Installations is mostly industrial uses on either sides of Perimeter Park Drive, and on the south of W. Little York as well. The land on the other side of Hempstead is undeveloped. Currently, and since 2004, there is, and has been, no major platting activity taking place in and around Perimeter Park Drive. While there are no zoning ordinances within the City of Houston, the City has numerous ordinances within its Code of

Ordinances, which regulate the conduct of various activities on property within Houston and the construction of facilities for various uses within the City.

4. USARC #2

USARC #2, is located at 7077 Perimeter Park Drive, on approximately 6.0 acres of land, and includes two buildings – one office building, and one warehouse building. The office building is a one-story administration building that has undergone extensive renovation within the past year. The improvements to the facility include a new roofing system, new floors and walls (that were abated for asbestos) and renovated restroom facilities. The restrooms have six individual shower stalls in the men’s restroom. This building has numerous offices with two conference/training rooms. All offices have phone and LAN capabilities. The HVAC system is approximately six years old and would not require any improvements to the existing system. Parking in the front of the facility is somewhat limited if the facility were to be fully occupied, but there is an ample parking area in the rear that could be easily converted to satellite public parking.

The warehouse facility is located at the rear of the complex. Hazardous chemicals are stored outside in above ground containers. The warehouse has restroom facilities and is wired for up to 25 phones, if necessary. The facility is already armed with an alarm system.

In addition to the office building and warehouse, a brand new aluminum shed that can store up to 6 fire trucks has been constructed on site.

5. USARC #3

USARC #3 is located at 6903 Perimeter Park Drive, immediately adjacent to USARC #2 on the south, on approximately 5.5 acres of land and also includes two buildings – one office building and one garage. The office building is a 2-story structure utilized as an administration building. The interior of the building contains numerous offices and one large conference room. All offices are wired for phone and LAN systems. Restroom facilities are included. No other information pertaining to MEP systems or asbestos fireproofing was available. The facility does not have a sprinkler system. The buildings HVAC system is only one year old, and roofing system was recently replaced. There are numerous roof leaks visible throughout the building (having occurred prior to the roof’s recent replacement).

Parking in the front of the building is somewhat limited, but there is an ample parking area in the rear that could be easily converted to satellite public parking. The garage area includes a five bay door facility that has sufficient clearance and vehicle capacity for large vehicles to enter and exit the garage facility. There are doors at each end of the garage area for easy “drive through” access. No vehicle lifts were noted in the garage area. The area was not

climate controlled. Hazardous chemicals have been stored in above ground containers. Although the garage area is sufficient to store the large vehicles, additional storage was limited.

B. ECONOMIC BACKGROUND OF THE CITY OF HOUSTON

The City of Houston is the county seat of Harris County, the largest city in Texas, and the fourth largest city in the United States. The City's 2000 Census population was 1,953,631. The City was founded on the banks of the Buffalo Bayou and is located fifty miles from the Gulf of Mexico on the upper Gulf Coast. The City covers 617 square miles in Harris, Fort Bend, and Montgomery counties. The City is a center for the retail, financial, medial, transportation, petroleum and manufacturing industries. Tourism is also an important industry in the City. Houston is the leading manufacturer of oilfield equipment in the U.S. Petroleum refining in Houston and the Texas Gulf Coast area amount to over 80% of the estimated Texas total capacity and approximately 20% of the estimated United States refining capacity; \$3 billion worth of heavy industry is concentrated along the 50-mile Houston Ship Channel.

Approximately 2,700 manufacturing firms are located in the Houston SMSA. The area's largest industries include metal product fabrication, oilfield products and machinery, chemicals, computers and electronics. Each industry employs over 20,000 persons each. The City's economy includes the Johnson Space Center; 28 colleges and universities; the Houston Airport System, including Bush Intercontinental Airport and William P. Hobby Airport; Minute Maid Park, home of the Major League Baseball's Houston Astros; Toyota Center, a 17,000-seat sports arena and entertainment facility that is home to the NBA's Houston Rockets; and Reliant Stadium, home of the NFL's Houston Texans and the Houston Livestock Show and Rodeo. Built next door to the Reliant Astrodome, Reliant Stadium hosted Superbowl XXXVIII in 2004.

**C. HOMELESS ASSISTANCE AND COMMUNITY AND ECONOMIC DEVELOPMENT
ACTIVITIES OF THE CITY**

Throughout the course of the Homeless Outreach Process, in addition to its formal and informal outreach processes, the LRA participated with the *Blue Ribbon Commission to End Chronic Homelessness – Houston/Harris County* (the "Blue Ribbon Commission") and reviewed its "*Strategic Plan to Address Homelessness – Houston/Harris County – May 2006, Amended January 24, 2007*" (the "Strategic Plan") and reviewed the City's *Consolidated Plan* (the "Consolidated Plan") prepared in accordance with the requirements of HUD which serves as the City's comprehensive housing affordability strategy and community development plan for funding under any of the HUD Community and Planning Development formula grant programs – CDBG ESG, HOME and HOPWA – to establish the efforts of the City of Houston to address the needs of the homeless population, and for its local Continuum of Care System.

It was noted by the LRA that the Consolidated Plan, along with the homeless assistance activities, includes various community and economic development activities of the City undertaken in selected areas of the City, some of which include activities related to community development, tax increment reinvestment zones, park improvement, public facilities improvements, youth enrichment, and economic development, just to name a few. In that respect, it was also noted that the Installations are not included within any of the areas targeted by the City for conduct of its various activities included within the Consolidated Plan.

V. DESCRIPTION OF THE PLANNED USES OF THE INSTALLATIONS, INCLUDING A SUMMARY OF ANY PUBLIC COMMENTS RECEIVED ON THE PLAN BY THE LRA

A. SUMMARY OF NOTICES OF INTERESTS SUBMITTED

It should be noted that no Notices of Interests were submitted to the LRA from any representatives of the homeless or other interested parties within the time frame or deadlines stipulated expressing any interest in using the Installations for homeless assistance or shelter purposes. The homeless service providers cited the unsuitability, for servicing the homeless, of the location as the determining factor for their lack of interest. The only Notices of Interests submitted to and received by the LRA were submitted by the City of Houston Police Department and Fire Department expressing an interest to use USARC #2 and USARC #3, respectively. The following is a summary of their submitted NOIs.

**1. Police Department's NOI: USARC #2
7707 PERIMETER PARK DRIVE**

The LRA received a Notice of Interest from M. W. Thaler, Executive Assistant Chief, Investigative Operations, on behalf of the City of Houston Police Department for the use of USARC #2 located at 7707 Perimeter Park Drive, under a “public benefit transfer” with DOJ serving as the “sponsoring federal agency”, to address critical law enforcement needs of the City. The Police Department has also notified the LRA that it has contacted DOJ and satisfied the notice of intent regulatory requirements for DOJ to serve as the sponsoring federal agency to support a public benefit transfer.

The Police Department is the local law enforcement branch of the City of Houston. The Police Department's Special Weapons and Tactics (“SWAT”), Dive Team, Bomb Squad, and Hostage Negotiations Team serve the broader region with training and assisting with matters occurring outside of the City Limits. Office space within the facility will house personnel assigned to the SWAT, Bomb Squad, Dive Team, and Hostage Negotiations Team. Conference room space will be used to provide classroom training to Police Department officers and officers

from other regional law enforcement agencies. Finally, warehouse facilities will be used to store large vehicles and search-and-rescue boats. The Dive Team, for proper drying and storage of diving equipment, will use space for a separate Dry Room.

2. Fire Department's NOI: USARC #3 6903 PERIMETER PARK DRIVE

The LRA also received a Notice of Interest from Jack Williams, Assistant Fire Chief, on behalf of the City of Houston Fire Department (the "Department") for the use of USARC #3 located at 6903 Perimeter Park Drive, under a "public benefit transfer" with DHS serving as the "sponsoring federal agency", to address the critical needs of the Department for training space, warehouse space, satellite fleet maintenance service facility, and additional office space for decentralized Arson and Fire Prevention offices. The Fire Department anticipates that only minor modifications to the facility would be required to ready the facility for move-in. The Fire Department has since submitted to the LRA a copy of its application submitted to DHS for DHS to serve as the sponsoring federal agency to support a public benefit transfer.

B. PUBLIC COMMENT

Public comment was sought throughout the planning process, which began immediately upon notification that the Installations were determined to be surplus property. In addition to the required publication of notices and requests for submission of notices of interest, two workshops, and the required public hearing was held pursuant to the BRAC process. Additional efforts were also made to inform representatives of the homeless community on the availability and reuse planning of the Installations, and to facilitate public input and participation in this planning. Community representatives with local education, housing and family development organizations as well as concerned citizens attended the two workshops. The LRA is seeking additional public input and comment on the Plan and desires to secure universal support for the redevelopment of the Installations for the respective use as a new facility for the Police Department and the Fire Department. There has not been, throughout the citizen participation process, to date, any expressions of support, or interest in, any homeless redevelopment of the Installations. Representatives of the homeless site the unsuitability of the location for homeless services.

VI. BALANCE DETERMINATION – DESCRIPTION OF HOW THE REUSE ACHIEVES A BALANCE OF COMMUNITY NEEDS

Throughout the development of the final Redevelopment Plan the LRA seeks to balance the needs of the homeless with other needs for redevelopment in Houston. Through the various strategies found in the *Consolidated Plan* and the *Strategic Plan*, the focus is on providing easy access to services for the homeless community. There is little justification and no interest in

redevelopment of these sites because the location was found to be unsuitable for servicing the homeless.

There is no anticipation of any significant number of civilian jobs being lost in the closure of the Installations. Furthermore, the opportunity to enhance the delivery of such vital public safety services of the City created by the respective reuse of the Installations by the Police Department and the Fire Department, while at the same time providing a strategy to prevent blight of abandoned facilities in the City, appears to be consistent, not only with the City Consolidated Plan, but also the national objectives of the Housing and Community Development Act of 1974, to which the Consolidated Plan must conform.

The Police Department employs over 5,000 classified and over 1,000 civilian personnel. The Police Department will relocate Tactical Operations personnel, vehicles, and equipment assigned to the Police Department's SWAT, Dive Team, Bomb Squad, and Hostage Negotiations Team to the new larger facility. This relocation, which will include vacating space currently used by the Police Department, will immediately resolve limiting space problems, and permit a shift in operational costs to support the new facility.

The Fire Department, which employs over 4,000 firefighters and 90 fire stations, and multiple support facilities at various locations throughout the City. The Fire Department is currently operating at approximately 115% capacity at its existing facilities. The move into the new facility will alleviate the space problem and allow the Fire Department to prepare for the future.

The overcrowding of their respective decentralized facilities hinders the operation of both departments. The Police Department and the Fire Department are actively seeking new facilities in which to provide their vital community services.

Finally, the use of both facilities by the Police Department and the Fire Department will provide additional synergy and joint opportunities to the "First Responder" Departments in the service to the citizens of the City of Houston. This would provide the City of Houston with a Public Safety Complex in the northwest corridor of the City.

VII. DESCRIPTION OF THE METHOD OF FINANCING IMPROVEMENTS TO THE INSTALLATIONS

Each of the two Installations requires only minor modifications to be ready for move in by each respective Department. The Fire Department and the Police Department will each respectively absorb the minor costs associated with necessary modifications for telephone and data communications. Operations will begin immediately in each of the two Installations as no

known structural changes are needed to either and there exists no known unmet building or development code requirements, nor unmet land use control requirements.

VIII. CONCLUSION

It should be noted that no expression of intent to use the property was received from any other individual, entity, or organization within the time frame or deadlines stipulated.

The basic requirements of a military installation and civilian police and fire departments are not dissimilar, as each place priorities on workplace safety, efficiency, structural integrity, and controlled and monitored access by the general public and other visiting entities. Workspaces, storage areas, and maintenance of sensitive materials all must be regulated with careful consideration to the daily operational security of both military installations and civilian police and fire facilities.

The design, construction, and location of the Installations readily lend themselves to the redevelopment of the Installations for the respective police and fire departments of the City. This redevelopment would require the minimum amount of time and expense enhancing the desirability of the property to the City of Houston for those purposes.

The LRA recommends that the transfer and redevelopment of the Installations to the Fire Department and the Police Department, respectively, be approved.

HOMELESS ASSISTANCE SUBMISSION

I. INFORMATION ABOUT HOMELESSNESS IN HOUSTON

A comprehensive needs assessment of homeless persons living in Houston/Harris County was conducted under the auspices of the Coalition for the Homeless and the *Blue Ribbon Committee to End Chronic Homelessness – Houston/Harris County* from August 2004 through January 2005 through its *Strategic Plan to Address Homelessness* (the “Strategic Plan”). The assessment additionally included a comprehensive study to invite the homeless to discuss who they are, the risks and conditions associated with homelessness, and potential solutions that would enable those who are homeless to secure and maintain permanent housing. More than 2500 persons participated in the study.

The final count was 6,218 of unsheltered homeless persons and 5,787 for sheltered homeless persons. These individuals were found through the City and Harris County; some in

encampments as large as 200, others alone and asleep behind buildings, still others walking alone or in small groups. The total number of persons within the sub-populations exceeds 12,000, since it is possible of a person to be included in more than one category: i.e. a chronically homeless veteran would be counted in both categories. Within the group are 2,443, families with children, 409 of which are in emergency shelters, and 692 in transitional housing. It is estimated that as many as 1,342 families may be unsheltered.

II. LIST OF POLITICAL JURISDICTIONS COMPRISING THE LRA

The Installations are located entirely within the City of Houston, which has exclusive land use control jurisdiction over the Installations. Consequently, the City of Houston is the primary political jurisdiction comprising the LRA, with one representative designated by the office of Harris County Commissioner Eversole and another by the Harris County Community and Economic Development Department.

III. DESCRIPTION OF UNMET NEED IN THE CONTINUUM OF CARE SYSTEM

The 2005 Consolidated Plan, in page 57, provides a discussion of the Continuum of Care Plan in which the City participates. It provides that a unique consortium of approximately 60 has established a multi-faceted, innovative partnership to assist the various homeless sub-populations. Specifically, the sub-populations are comprised of homeless individuals and families with children, the chronically homeless, the severely mentally ill, those with chronic substance abuse, veterans, person with HIV/AIDS, victims of domestic violence and youth under 18 years of age. Consortium member agencies provide (i) ***emergency shelter***, (ii) ***transitional housing***, and (iii) ***permanent supportive housing***. A variety of support of services are dispensed covering: intervention assistance; rental/mortgage/utility assistance; food pantry/clothing outlets, employment/education assistance; homeless prevention; substance abuse/relapse prevention; teen programs; assistance to those with AIDS; and aid to victims of domestic violence.

Among providers of ***emergency shelter***, approximately 2,427 year round beds are made available to serve the homeless, resulting in an **unmet need of 3,421 beds**.

Through ***transitional housing***, the city has a total of 2,995 year round beds, but an **unmet need for an additional 3,162 beds**.

The current inventory for ***permanent supportive housing*** consists of 1,473 year round beds and an **unmet need for an additional 2,857 beds**.

The consortium applies annually for funds to support a variety of programs in the Continuum of Care under the super Notice of Funds Availability to address the needs for housing/beds and support services of each homeless sub-population. In addition to providing basic assistance, the Continuum Plan promotes strategies to:

- a. help prevent those who have successfully transitioned out of homelessness from falling back;
- b. help decentralize services to those clients scattered throughout the city; and
- c. help monitor the provision of services and eliminate possible duplication.

The 2006 Consolidated Plan states that the consortium is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects. Over the last twelve (12) years, more than \$100,000,000 has been awarded to agencies in Houston/Harris County through the Continuum of Care process. In 2005, the Continuum was awarded \$14.7 million for homeless assistance. Applications for assistance numbered sixty-two (62), totaling \$20.3 million. The collaboration does anticipate an increase in FY '07 for services to the chronically homeless.

The existing and future Houston/Harris County Continuum of Care contains a number of components (homeless needs, inventory, strategy, and priorities) that match the homeless elements listed in the City of Houston Consolidated Plan. The City of Houston and the Houston/Harris County Continuum of Care currently utilize the enumeration and needs assessment information gathered for the ten (10) year plan to end chronic homelessness.

IV. NOIs SUBMITTED BY ROHs; HOMELESS NEEDS STRATEGIES OF CITY

It should be noted that no Notices of Interests were submitted to the LRA by representatives of the homeless, or by commercial, industrial or residential, or other interests, except the Police and Fire Departments, prior to the December 1, 2006 deadline, notwithstanding that the City published its request for NOIs, conducted informal outreach to representatives of the homeless, and held two workshops on the BRAC process. The LRA has recently been approached, informally, from a person interested in the Installations for a multi-family housing use. However, no formal written interest statement has been submitted to the LRA detailing a plan for development of financing of such on the Installations.

The Application will contain additional information required relating to homeless populations in Houston, Texas, and the manner in which the City is otherwise addressing the unmet needs in the continuum of care system. However, it can be stated, in summary that long before the Installations were selected for closure, continuing today, and planning for the future, the City has sought through various strategies described in the Application to otherwise address

the needs of homeless persons in the community and will continue to seek funding under the notices of availability of funds.

V. SUMMARY OF THE HOMELESS OUTREACH UNDERTAKEN BY THE LRA

The City was notified in April that the Installations were determined to be surplus and would be closed. The Mayor immediately appointed an LRA upon such notification. The LRA began informal outreach at that time. Additionally, on May 11, 2006 the LRA expanded the Homeless Outreach process by telephonically contacting representatives of several non-profit organizations providing services and assistance to the homeless, followed-up with its subsequent publication on June 8, 2006 of the request for NOIs in the *Houston Chronicle*. The advertisement included an announcement of a tour of the facility to be held in conjunction with a workshop to be conducted by the LRA on Thursday, August 3, 2006. The advertisement contained contact and registration information for the workshop and for submission of notices of interest. The advertisement included a deadline for interested parties to file a Notice of Interest by 5:00 PM, Friday, December 1, 2006.

In addition to the published notice, the LRA consulted with the HUD Office of Community Planning and Development, as well as the participating members of the *Blue Ribbon Commission to End Chronic Homelessness – Houston/Harris County – May 2006* (the “Blue Ribbon Commission”), to conduct additional informal homeless outreach. In excess of 30 separate potential homeless service providers in Houston and Harris County were directly contacted by telephone, fax, and mail and were advised of the availability of the Installations. Each of these more than 30 entities indicated that they were doubtful that they would express any interest in the Installations. Ultimately, none of the 30 entities submitted a notice of interest.

Two workshops were conducted at the USAR #2, 7077 Perimeter Park Drive, one of the two Installations. The first required Workshop was conducted on August 3, 2006 at 10:00 AM. The second workshop was held on October 26, 2006. The workshops included a brief overview of the BRAC process, addressed potential land use constraints affecting the property, and a tour and inspection of the facility. A sign in sheet was kept of those present. None of the homeless service participants in either of the two workshops submitted or expressed any notices of interest in the facility. Homeless service providers indicated the unsuitability of the location for homeless services as the determining factor in their lack of interest. The Homeless outreach process was ultimately concluded with no notices of interest being submitted other than the City’s Police Department’s and Fire Department’s own submissions to the LRA expressing interest in the use of the Installations under a “public benefit transfer” through federal agency sponsors.

VI. DESCRIPTION OF PROCESS FOR PUBLIC REVIEW OF THE APPLICATION

The first draft of the Executive Summary of the Application was made available for public inspection on the City's website on July 26, 2007. Upon further development by the LRA the second draft was made available on the City's website for public inspection on July 30, 2007. The Draft Application was posted on the City's website on September 7, 2007. The LRA is planning to meet to conduct a public hearing on the Application for the purpose of receiving comments from the public on the Application. After the comments received on the Application at the public hearing are incorporated into the contents of the Application, the LRA will consider the approval and adoption of the Application. Upon approval and adoption of the Application by the LRA, and prior to the submission of the Application to HUD, the Application will be submitted to the Houston City Council for its approval. Upon the approval of the Houston City Council, the Final Application, with comments from the Houston City Council on the Application, incorporated into the contents of the Application, the application will be submitted to HUD and DOD as required by the Act and its Implementing Regulations.

PART ONE: REDEVELOPMENT PLAN

I. INTRODUCTION

The *Application for Approval of Redevelopment Plan and Homeless Assistance Submission* (collectively, the “Application”) for both *United States Army Reserve Center #2* (hereinafter referred to as “USARC #2”) and for *United States Army Reserve Center #3* (hereinafter referred to as “USARC #3”, which together with USARC #2 are collectively referred to hereinafter as the “Installations”) has been prepared by the *City of Houston, Texas* (the “City”) as the duly recognized *Local Redevelopment Authority* (the “LRA”) to fulfill the requirements established by the United States Congress in the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994* (Public Law 103-421, approved on October 25, 1994, hereinafter, the “Act”) and its implementing regulations codified by the United States Department of Housing and Urban Development (“HUD”) contained at **24 CFR Part 586** (the “HUD Regulations”) and by the United States Department of Defense (“DOD”) contained at **32 CFR Part 176** (the “DOD Regulations”, which together with the HUD Regulations are collectively referred to herein as the “Implementing Regulations”).

The Application has been prepared in furtherance of, and pursuant to, the procedures prescribed by the Act and its Implementing Regulations. The Application was developed after publication of requests for notices of interest, consultation with representatives of the homeless and other State and local government representatives and other parties potentially interested in the use of the Installations. The Application, as required by the Implementing Regulations, attempts to explain how the LRA proposes to address the needs of the homeless while taking into consideration the expressions of interest it received from State and local government representatives, representatives of the homeless, and other interested persons for the reuse of the Installations.

The Application is divided into two parts, each of which is further divided into Chapters, with subchapters. Part One of the Application is the **REDEVELOPMENT PLAN** (the “Plan”); and Part Two of the Application is the **HOMELESS ASSISTANCE SUBMISSION** (the “Homeless Assistance Submission”).

It is the goal of the LRA that this Application, in its two parts, will demonstrate for HUD and DOD that the Application:

- (1) is complete, and
- (2) successfully “balances in an appropriate manner the community development, economic redevelopment and other development needs of the communities in the vicinity of the installations with the needs of the homeless in those communities.”

The **REDEVELOPMENT PLAN** is divided into the following eight chapters, with Subchapters described below:

- I. Introduction
- II. Overview Of The Act
 - A. DOD Identification of Surplus Property; Recognition of LRA
 - B. LRA Evaluation for Reuse of Surplus Property; Outreach to ROHs
 - C. SLGs/ROHs/OIPs – Notices of Interest
 - D. LRA – Redevelopment Plan; Homeless Assistance Submission
 - E. LRA – Application for Plan Approval
 - F. HUD – Review and Approval of Redevelopment Plan
- III. Closure Of The Installations
 - A. Introduction
 - B. Appointment of the LRA
 - C. Publication of Required Request for NOIs; Notice of Workshop
 - D. Required BRAC Workshop; Optional Workshop
- IV. Description Of The Location, Demographics, Land Uses and Restrictions, And Economic Conditions Of The Community And Area Surrounding The Installations
 - A. Description Of The Installations
 - 1. Generally
 - 2. Public Transportation Access
 - 3. Surrounding Land Uses and Restrictions
 - 4. Description Of USARC #2
 - 5. Description Of USARC #3
 - B. Economic Background Of The City Of Houston; Demographics of the Area Surrounding the Installations
 - 1. Economic Background of City of Houston
 - 2. Demographics of Area Surrounding the Installations
 - C. Homeless Assistance And Community And Economic Development Activities Of The City
 - 1. Homeless Assistance Activities of the City
 - 2. Summary Description of the Unmet Need
 - 3. Economic and Community Development Activities of the City
- V. Description Of The Planned Uses Of The Installations; Summary Of Public Comments Received On The Plan
 - A. Summary Of Notices Of Interests Submitted
 - 1. Introduction
 - 2. Houston Police Department NOI: USARC #2 – 7077 Perimeter Park Drive
 - 3. Houston Fire Department NOI: USARC #3 – 6903 Perimeter Park Drive
 - B. Public Comment
- VI. Description Of How The Reuse Achieves A Balance Of Community Needs

- VII. Description Of The Method Of Financing Improvements To The Installations
- VIII. Recommendation.

The **HOMELESS ASSISTANCE SUBMISSION** is divided into the following eight Chapters, with Subchapters described below:

- I. Information About Homelessness In Houston
- II. List Of Political Jurisdictions Comprising The LRA
- III. Description Of Unmet Need In The Continuum Of Care System (with Tables)
 - A. Homeless Needs And Special Needs Population Table
 - B. Priority Homeless Needs Assessment Table
 - C. Narrative Description of the Unmet Need; Description Of Tables; Inventory Of Facilities And Services; Description Of Off-Site Resources To Be Used In Filling The Gaps In The Continuum Of Care; Availability Of Services And Infrastructure
- IV. NOIs Submitted By ROHs; Addressing Homeless Interests And Needs By City
- V. Homeless Outreach By The LRA In Preparing The Plan
 - A. Introduction
 - B. Informal Outreach
 - C. Description Of The BRAC Workshops Conducted By The LRA
 - 1. First Workshop
 - 2. Second Workshop
- VI. Description of ROHs Homeless Assistance Planning Boards Consulted By LRA In Preparing The Plan; Results Of Consultations
- VII. Assessment Of The Manner In Which The Plan Balances Needs Of The Homeless And Community For Economic Redevelopment
 - A. Description Of The Balance Between Expressed Needs Of The Homeless And City's Needs For Economic Redevelopment
 - B. Description Of The Plan's Consistency With The Consolidated Plan
- VIII. Statement That No LBAs Are Required
- IX. Materials Related To Public Review Of The Application
 - A. Overview Of Public Review Process Of The Application
 - B. Notice Of Public Hearing On The Application
 - C. Minutes/Summary Of Public Hearing On Proposed Application Plan

The Application also includes **EXHIBITS**, as described herein, along with the following **SUPPLEMENTAL MATERIALS**:

Environmental Report for USARC #2
Environmental Report for USARC #3
Strategic Plan to End Homelessness
2005 Consolidated Plan
2006 Consolidated Plan
2007 Consolidated Plan

II. OVERVIEW OF THE ACT

The Act and its Implementing Regulations require the LRA to plan and implement the reuse of domestic military installations that are approved for closure or realignment, and specifically describes the guidance DOD and HUD are to provide to the LRA, and further describes the planning documents the LRA is required to develop and submit to DOD and HUD in planning the reuse of such installations, and the standards of review that HUD must follow when reviewing documents submitted by the LRA. The Act further authorizes HUD to determine whether plan for the reuse of such installations proposed by the LRA

“balances the community development, economic redevelopment and other development needs of the communities in the vicinity of the installations with the needs of the homeless in those communities.”

A. DOD – IDENTIFICATION OF SURPLUS PROPERTY; RECOGNITION OF LRA

The Act requires DOD to identify any building or property at an installation covered by the Act that is “excess or surplus property.” Upon such determination it further requires DOD to submit to HUD information on any building or property that is identified as excess or surplus, and to publish in the Federal Register and in a newspaper of general circulation in the communities in the vicinity of such installation information on the buildings and property identified as excess or surplus. Finally, upon recognition of a redevelopment authority for an installation, the Act requires DOD to publish information on the redevelopment authority so recognized.

B. LRA – EVALUATION FOR REUSE OF SURPLUS PROPERTY; OUTREACH TO ROHS

The Act requires the duly recognized local redevelopment authority (the “LRA”), as identified in the Federal Register publication, to assist State and local governments (“SLGs”), representatives of the homeless (“ROHs”), and other interested parties (“OIPs”) in the vicinity of the installation in evaluating buildings and property at the installation for purposes of reuse by them. The Act further requires the LRA to consult with ROHs and to begin, as soon as practicable after the date of approval of closure of the installation, to undertake outreach efforts to provide information on the buildings and property to ROHs and other persons or entities interested in assisting the homeless in such communities. Finally, the Act requires the LRA to publish in a newspaper of general circulation in the City, within 30 days of its recognitions as an LRA, a request for notices of interest (“NOIs”) for reuse of the Installations, and indicate in such publication the time period during, and deadline for, which it will receive NOIs, and the name of a contact person for the LRA.

C. SLGs/ROHs/OIPs – NOTICES OF INTEREST

The Act requires State and local governments, representatives of the homeless, and other interested parties interested in the use or development of the Installations to submit to the LRA a notice of interest in the use of the buildings or property at such installation to the LRA not later than the date specified for such notice. In submitting an NOI in the use of buildings or property to assist the homeless, a ROH shall submit the following:

1. a description of its program to be carried out at the installation,
2. an assessment of the need for such program,
3. a description of the extent to which the program is or will be coordinated with other such programs in the community,
4. a description of the buildings and property at such installation that are necessary in order to carry out the program,
5. a description of the financial plan, the organization, and the organizational capacity of the representative to carry out such program, and
6. an assessment of the time required to commence carrying out the program.

D. LRA – REDEVELOPMENT PLAN; HOMELESS ASSISTANCE SUBMISSION

Finally, the Act requires the LRA to prepare a redevelopment plan for the installation. The Act provides that in preparing the plan, the LRA shall consider the interests in the use to assist the homeless of the buildings and property at the installation that are expressed in the NOIs submitted to the LRA.

The Act further provides that, in connection with a redevelopment plan, the LRA shall do the following:

1. prepare legally binding agreements (“LBAs”) that provide for the use to assist the homeless of buildings and property, resources, and assistance on or off the installation,
2. provide opportunity for public comment on a redevelopment plan before submission of the plan to HUD,
3. complete preparation of a redevelopment plan for an installation and submit the plan not later than 270 days after the date specified by the LRA for submission of NOIs.

E. LRA – APPLICATION FOR PLAN APPROVAL

The Act provides further that the LRA, upon completion of a redevelopment plan, shall submit to DOD and to HUD an application for approval of the redevelopment plan. It provides that the application shall include the following:

1. a copy of the redevelopment plan, including a summary of any public comments on the plan received by the LRA;
2. a copy of each NOI of use of buildings and property to assist homeless that was submitted to the LRA, together with a description of the manner, if any, in which the plan addresses the interest expressed in each such notice, and if the plan does not address such an interest, an explanation of why the plan does not address the interest;
3. a summary of the outreach undertaken by the LRA in preparing the plan
4. a statement identifying the ROHs and the homeless assistance planning boards, if any, with which the LRA consulted in preparing the plan, and the results of such consultations;
5. an assessment of the manner in which the redevelopment plan balances the expressed needs of the homeless and the need of the community for economic redevelopment and other development;
6. copies of the LBAs that the LRA proposes to enter into.

F. HUD – REVIEW AND APPROVAL OF REDEVELOPMENT PLAN

The Act provides that, not later than 60 days after receiving the redevelopment plan from the LRA, HUD shall review the plan for the purpose of determining whether the plan, with respect to the expressed interest and request of the ROHs –

1. takes into consideration the size and nature of the homeless population in the community, the availability of existing services in the community to meet the needs of the homeless, and the suitability of the buildings and property covered by the plan for the use and needs of the homeless in such community;
2. takes into consideration any economic impact of the homeless assistance under the plan on the community
3. balances in an appropriate manner the needs of the community for economic redevelopment and other development with the needs of the homeless in such community;
4. was developed in consultation with ROHs and the homeless assistance planning boards, if any, in the community;
5. specifies the manner in which buildings and property, resources, and assistance on or off the installation will be made available for homeless assistance purposes.

If HUD determines that the plan meets the requirements set forth above, the Secretary of DOD shall dispose of the buildings and property located at the installation.

III. CLOSURE OF THE INSTALLATIONS

A. INTRODUCTION

The Office of Economic Adjustment (“OEA”) of DOD, in a meeting with officials of the City held on March 26, 2006, officially notified the City that two Army Reserve Centers located on Perimeter Park Drive in northwest Houston were to be closed upon a determination that they are surplus property to the needs of the United States Government. By letter dated on April 15, 2006, Houston Mayor Bill White submitted written correspondence to DOD indicating that the City will develop a reuse plan for the properties, that the Installations were located entirely within the City of Houston, and that the City had exclusive land use control jurisdiction over the Installations. He also advised OEA that the City was in the process of establishing a Local Redevelopment Authority (“LRA”) to create a comprehensive development plan for the Installations, and requested recognition of the City as the LRA for the Installations. The Mayor’s letter also identified the following person as the designated point of contact for the LRA: Forest R. “Bob” Christy, Director of Real Estate, Building Services Department, City of Houston, Phone No. 713-247-2639, e-mail address: Bob.Christy@cityofhouston.net. A copy of the Mayor’s Letter is attached hereto as Exhibit A.

The United States Department of the Army, on Tuesday, May 9, 2006, published its surplus property notice in the ***Federal Register Volume 71, No. 89, Tuesday, May 9, 2006, Notices*** (the “Base Closure Publication”), which (i) included in the Surplus Property List of properties determined to be surplus to the United States’ needs in accordance with the Act the following two installations: **Houston United States Army Reserve Center #2**, located at 7077 Perimeter Park Drive, and **Houston United States Army Reserve Center #3**, located at 6903 Perimeter Park Drive, (ii) included notice that such installations may be made available for conveyance to State and local governments and other eligible entities for public benefit purposes, and (iii) recognized the City of Houston as the Local Redevelopment Authority, *i.e.* the LRA, , with Bob Christy identified as the point of contact for the City. A copy of the Base Closure Publication is attached hereto as Exhibit B.

B. APPOINTMENT OF LRA

Pursuant to his powers as provided in the City Charter, the Mayor appointed the board of the Local Redevelopment Authority. On July 6, 2006 the organizational meeting of the LRA Board was held to introduce the LRA members to each other, present to them their charge, and to discuss the process for developing a redevelopment plan, a plan for outreach to representatives of the homeless, and a plan for securing public comment on the development and the adoption of the Plan. Members of the Board include the following persons representing the respective interests indicated below:

Harris County	Christy Lambright, Comm. & Econ. Development David Turkel, Comm. & Econ. Development 713-578-2043
Homeless Community Representatives	Anthony Love Coalition for the Homeless 713-739-7514 Bob Eury Central Houston 713-650-3022
Private Sector Representative	David Mincberg 713-623-6000 (Becky Morgan, assistant)
City of Houston	Kelton Sams, Building Services Divisions Bob Christy, Building Services Divisions Donald Sampley, Housing & Comm. Development Deborah McAbee, Legal Mike Kramer, Planning Department Maureen Crocker, Mayor's Office

The LRA agenda for the July 6, 2006 organizational meeting of its members was as follows:

- I. Introductions
- II. Background
- III. Timeline
- IV. Options
 - a. Homeless
 - b. Public Conveyance
 - c. Swap
- V. Outreach
- VI. Workshop
- VII. Future Meetings
 - a. Regular Schedule
 - b. As Needed
- VIII. Conclusion

C. PUBLICATION OF REQUIRED REQUEST FOR NOIs; NOTICE OF WORKSHOP

The LRA, on Thursday, June 8, 2006 – within the required 30 day period following the Base Closure Publication – published in the *Houston Chronicle*, a newspaper of general circulation in the City, its required request for submission of Notices of Interest (“NOIs”) for use of the Installations, which (i) provided a deadline for submission of NOIs of December 1, 2006 – which was 117 days following the June 8 publication and between the 90 and 180 days required by law, (ii) invited State and local governments, homeless service providers, and other interested persons to submit NOIs expressing interest in the use of the Installations, and (iii) provided notice of a BRAC Base Reuse Workshop to be held on August 3, 2006, at USARC #2, to provide an overview of the base closure process, a tour of the installation, information on any land use constraints known at the time, as well as, information on the NOI process. A copy of the June 8, 2006 publication, along with an Affidavit of Publication from the newspaper, is attached hereto as Exhibit C. An extensive discussion of the additional informal outreach undertaken by the LRA to representatives of the homeless is provided in the Part Two – Homeless Assistance Submission portion of the Application.

D. REQUIRED BRAC WORKSHOP; SECOND OPTIONAL WORKSHOP

The LRA conducted a Military Base Reuse Workshop (the “First Workshop”), on August 3, 2006, as required by the Implementing Regulations, and as indicated in the June 8 publication of requests for NOIs, which included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City Officials regarding the planning process, and (iv) a question and answer session.

The LRA agenda for the August 3, 2006 First Workshop was as follows:

- I. COH Presentation (PD data, Kelton presents)
 - a. Property Description
 - b. Area map
 - c. Transportation Access (including METRO)
- II. HUD Presentation (HUD representative)
 - a. NOI Requirements
 - b. Schedule
 - c. Plan Requirements
- III. Questions (Kelton, HUD)

In additional to the publication of the June 8 notice, the LRA made personal telephonic contact with individuals and organizations who are representatives of the homeless to advise them about the publication and about the holding of First Workshop. Fourteen persons attended the first workshop. Attached hereto, as Exhibit D, is a list of persons and organizations in

attendance at the First Workshop. As noted above, an extensive discussion of the additional informal outreach undertaken, with a list of the organizations and individuals contacted, by the LRA to representatives of the homeless is provided in the Part Two – Homeless Assistance Submission portion of the Application. Also attached hereto, as Exhibit E, is a copy of the Power Point presentation presented at the workshop. Finally, also attached hereto, as Exhibit F, is a copy of the notes from the “Question and Answer” portion of the First Workshop.

The LRA, in an effort to conduct outreach in the community beyond the outreach process required by the Act and the Implementing Regulations, also conducted a second Military Base Reuse Workshop (the “Second Workshop”) on October 28, 2006, which again included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City Officials regarding the planning process, and (iv) a question and answer session.

The LRA agenda for the October 28, 2006 Second Workshop was the same as the First Workshop, which was as follows:

- I. COH Presentation (PD data, Kelton presents)
 - a. Property Description
 - b. Area map
 - c. Transportation Access (including METRO)
- II. HUD Presentation (HUD representative)
 - a. NOI Requirements
 - b. Schedule
 - c. Plan Requirements
- III. Questions (Kelton, HUD)

Fifteen persons attended this Second Workshop. Attached hereto, as Exhibit G, is a list of persons and organizations in attendance at the Second Workshop. Attached to Part Two – Homeless Assistance Submission, as an exhibit thereto, is a list of the individuals and organizations contacted by the LRA, and a description of the process of contacting them. As noted above, an extensive discussion of the additional informal outreach undertaken, with a list of the organizations and individuals contacted, by the LRA to representatives of the homeless is provided in the Part Two – Homeless Assistance Submission portion of the Application.

The LRA has conducted outreach in, and sought public comment from, the community with representatives of the homeless, of State and local governments, and of commercial, industrial, residential and other interests from the first day it was notified of the closure of the Installations and throughout the period leading up to the deadline for submission of Notices of Interest. In addition to the required publications, notices, outreach, and public hearing held pursuant to the requirements of the Act and its Implementing Regulations, additional efforts,

including the holding of the optional Second Workshop, were also made by the LRA to inform the community on the availability and reuse planning of the Installations and to facilitate public input and participation in the planning. As noted above, an extensive description of the scope and nature of the additional informal outreach undertaken by the LRA in furtherance of, and beyond, its obligation to do so, with a list of the organizations and individuals contacted, is provided in the Part Two – Homeless Assistance Submission portion of the Application.

By the December 1, 2006 deadline for submitting NOIs to the LRA, only the Houston Police Department and the Houston Fire Department submitted NOIs for use of USARC #2 and USARC #3, respectively. The nature, contents, proposed uses, and methods of financing the redevelopment of each of the Installations described in each of the NOIs submitted by the Police Department and the Fire Department are discussed in greater detail below.

The LRA has also conducted outreach and has sought public comment on the development of this Plan. That process and the comments received throughout it are described hereinafter below. In summary, it can be stated that there have not been, in the citizen participation process to date, expressions of interest submitted to support any redevelopment of the Installations for use for the homeless due to the unsuitability of the location for homeless services.

IV. DESCRIPTION OF THE LOCATION, DEMOGRAPHICS, OTHER LAND USE RESTRICTIONS, EXISTING SURROUNDING LAND USES, AND ECONOMIC CONDITIONS OF THE COMMUNITY AND AREA SURROUNDING THE INSTALLATIONS

A. DESCRIPTION OF THE INSTALLATIONS

1. Generally

The description of the Installations included in this Chapter are taken from a physical site inspection of the Installations by the City of Houston staff, as well as from a review of public records, and a review of the Environmental Condition of Property Reports – Houston USARC #2 and Houston USARC #3, prepared for the U.S. Army Corps of Engineers, dated February 14, 2007 and February 8, 2007, respectively, by The Terraine-EnSafe Joint Venture. A copy of each of the Environmental Reports is included in the Supplemental Materials accompanying this Application.

The Installations are located entirely within the City of Houston, in the Northwest quadrant of the City, and more than 15 miles from the center of downtown Houston, within a developed light industrial/commercial area near Beltway 8 and U.S. Highway 290. There is an abandoned railroad spur of the Southern Pacific Railroad located along the western boundary, beyond which are commercial business/warehouses. Beyond the adjacent properties, the surrounding properties contain office space, light industrial and commercial companies, and gas stations/convenient stores. A site map of the Installations is attached hereto as Exhibit H.

Topographically, the site of the Installations gently slopes to the southeast. No signs of erosion, excavation, or fill can be observed on the sites. A topographical site map of the Installations is attached hereto as Exhibit I.

The Installations, according to the Federal Emergency Management Agency (“FEMA”), the Installations are located beyond the 100-year and 500-year flood planes. Primary vehicular access to the Installations is via Perimeter Park Drive. The Installations are located within a mile of both Highway 290 and the Harris County Toll road system.

The Installations have full access to all public utilities, electric power and gas, water, and sewage. The City provides water and sanitary sewer services to the Installations. The primary source of wastewater is directed to the city sewer system includes non-process wastewater (from bathrooms, sinks, etc.) and vehicle wash water (after being processed through an oil-water separator [OWS]). Center Point Energy provides natural gas service to the Installations for heating and Houston Light and Power provides electricity.

Perimeter fences enclose each of the Installations, and provide a finished, secure parking area within the fencing. The area outside of the perimeter fence on each of the Installations is mowed and otherwise unimproved. There are not woodlands, streams, creeks, navigable

waterways, or other bodies of water on either of the Installations. The nearest named surface water body is Cole Creek, approximately 3,400 feet from the Installations. An unnamed water feature is located approximately 1,600 feet west of the Installations behind the warehouses to the west along the Beltway 8 overpass. This feature appears to receive storm water drainage from the adjoining property warehouse parking lots. Another unnamed water feature is located approximately 2,000 feet from the Installations at the intersection of Hempstead and West Little York Road.

USARC #2, is located on approximately 6.0 acres of land, and includes two buildings – one office building, and one warehouse building. USARC #3 is located on approximately 5.5 acres of land and also includes two buildings – one office building and one garage. Finally, according to the environment database, no designated Indian Reservations are located within one mile of the Installations.

Finally, the Army has reported that employment at the Installations was 80% military and 20% civilian. It also reported that upon Closure of the Installations all operations, and consequently, all military and civilian employees will be relocated to an installation with much more land available in or around Houston, Texas. **Therefore, the City anticipates no loss in military or civilian jobs in the Houston area as a result of the Closure of the Installations.**

2. Public Transportation Access

The Installations are served by Metro Bus service on Bus #216, which runs from the Northwest Station Park and Ride via W. Little York/Pinemont to Downtown Houston. The frequency of the service includes “rush hour” from 5 – 9 AM, 3 – 7 PM, every ten to fifteen minutes.

3. Surrounding Land Uses and Restrictions

The land uses of the area surrounding the Installations are mostly industrial uses on either sides of Perimeter Park Drive, and on the south of W. Little York as well. The land on the other side of Hempstead is undeveloped. Currently, and since 2004, there is, and has been, no major platting activity taking place in and around Perimeter Park Drive. While there are no zoning ordinances within the City of Houston, the City has numerous ordinances within its Code of Ordinances, which regulate the conduct of various activities on property within Houston and the construction of facilities for various uses within the City.

4. Description of USARC #2

USARC #2, is located at 7077 Perimeter Park Drive, on approximately 6.0 acres of land, and includes two buildings – one office building, and one warehouse building. The legal description of USARC #2 is as follows:

All of those certain pieces or parcels of land, being 6.00 acres (261,360 square feet), all of Reserve "C", Block 1 or Perimeter Park, out of the Thomas Hogan Survey, Abstract A-326, lying and situated in the City of Houston, County of Harris, State of Texas.

The site is rectangular in shape. Approximately 70% of the site is considered impervious (asphalt parking area, driveway, concrete walkway, building footprint, etc.), while the remainder is covered with lawn. A fence enclosure begins along the corners of the main office building and includes the warehouse, military equipment parking area, corrugated metal building, and the grassy area behind the main facility building. The main facility building, privately owned vehicle (POV) parking area, and driveways along Perimeter Park Drive are not fenced.

The office building is a one-story administration building that has undergone extensive renovation within the past year. The improvements to the facility include a new roofing system, new floors and walls (that were abated for asbestos) and renovated restroom facilities. The restrooms have six individual shower stalls in the men's restroom. This building has numerous offices with two conference/training rooms. All offices have phone and LAN capabilities. The HVAC system is approximately six years old and would not require any improvements to the existing system. Parking in the front of the facility is somewhat limited if the facility were to be fully occupied, but there is an ample parking area in the rear that could be easily converted to satellite public parking.

The warehouse facility at the rear of the complex is elevated approximately four feet above ground. Vehicle ramp access is on two sides of the building. A large vehicle ramp is provided and is sufficient to accommodate large specialty vehicles. Although drive through access is not available within the warehouse, the facility could adequately house large vehicles. The warehouse is not climate controlled, nor does it have a sprinkler system. Hazardous chemicals are stored outside in above ground containers. The warehouse facility could be utilized to store life safety equipment. The warehouse has restroom facilities and is wired for up to 25 phones, if necessary. The facility is already armed with an alarm system.

In addition to the office building and warehouse, a brand new aluminum shed that can store up to 6 fire trucks has been constructed on site.

The DOD occupants of the USARC #2 included 450th Chemical Battalion, 808th Engineering Company Pipeline, 340th Chemical Company, and 450th Headquarters Detachment for Chemical Battalion, and 463rd Engineering Platoon Fire Fighting.

5. Description of USARC #3

USARC #3 is located at 6903 Perimeter Park Drive, immediately adjacent to USARC #3 on the south, on approximately 5.5 acres of land and also includes two buildings – one office building and one garage. The legal description of USARC #2 is as follows:

All those certain pieces or parcels of land being 5.537 acres out of Reserve “B” of Perimeter Park Block 2, an addition in the T. Hogan Survey, A-326, lying and situated in the City of Houston, Harris County, State of Texas.

The site is rectangular in shape. Approximately 60% of the site is considered impervious (asphalt parking area, driveway, concrete walkway, building footprint, etc.). An unpaved military equipment parking area encompasses the western half of the site. This area has been used for military equipment vehicle parking and storage.

The office building, 23,075 square feet in size, constructed in 1979 or 1980, is a 2-story structure utilized as an administration building. The interior of the building contains numerous offices and one large conference room. All offices are wired for phone and LAN systems. Restroom facilities are included. No other information pertaining to MEP systems or asbestos fireproofing was available during the tour. The facility does not have a sprinkler system. The buildings HVAC system is only one year old, the roofing system was recently replaced. There are numerous roof leaks visible throughout the building that occurred prior to the recent roof replacement.

Parsons Engineering Science, Inc. performed a *Historic Architectural Resources Assessment of the 90th Regional Support Command Facilities in Texas* for the Department of the Army, 90th Regional Readiness Command Office of the Engineer. The findings of the assessment were compiled in a report issued in February 1998, which concluded that the building on the site was not eligible for placement on the National Register of Historic Places because it did not meet the 50-year age criteria and it did not appear to possess exceptional historic importance. The Texas State Historic Preservation Office concurred with the report recommendation in a letter date July 1997.

Parsons Engineering Science, Inc. performed two other reports – *Archeological Assessment and Management Summary, Cultural Resources Assessment of the 90th Regional Readiness Command Facilities, in Arkansas, Louisiana, New Mexico Oklahoma and Texas* in February 1998, which concluded that there were no architectural or archaeological issues at the site. The environmental report concluded that the site has “low” archaeological potential and is not eligible for placement on the National Register of Historic Places.

Parking in the front of the building is somewhat limited, but there is an ample parking area in the rear that could be easily converted to satellite public parking. The garage area includes a five bay door facility that has sufficient clearance and vehicle capacity for large vehicles to enter and exit the garage facility. There are doors at each end of the garage area for easy “drive through” access. No vehicle lifts were noted in the garage area. The area was not climate controlled. Hazardous chemicals have been stored in above ground containers. Although the garage area is sufficient to store the large vehicles, additional storage was limited.

The DOD occupants of the USARC #2 included 348th Transportation Headquarters, 31st Detachment, 369th Detachment, 453rd Transportation, 614th Detachment, 651st Detachment, and Area Maintenance Support Activity (“AMSA”) #73.

*Application for Approval of Redevelopment Plan and Homeless Assistance Submission for
USARC #2 (7077 Perimeter Park Drive) and USARC #3 (6903 Perimeter Park Drive)*



*Application for Approval of Redevelopment Plan and Homeless Assistance Submission for
USARC #2 (7077 Perimeter Park Drive) and USARC #3 (6903 Perimeter Park Drive)*



**B. ECONOMIC BACKGROUND OF THE CITY OF HOUSTON; DEMOGRAPHICS OF THE
AREA SURROUNDING THE INSTALLATIONS**

1. Economic Background of the City

The City of Houston is the county seat of Harris County, the largest city in Texas, and the fourth largest city in the United States. The City's 2000 Census population was 1,953,631. The City was founded on the banks of the Buffalo Bayou and is located fifty miles from the Gulf of Mexico on the upper Gulf Coast. The City covers 617 square miles in Harris, Fort Bend, and Montgomery counties. The City is a center for the retail, financial, medial, transportation, petroleum and manufacturing industries. Tourism is also an important industry in the City. Houston is the leading manufacturer of oilfield equipment in the U.S. Petroleum refining in Houston and the Texas Gulf Coast area amount to over 80% of the estimated Texas total capacity and approximately 20% of the estimated United States refining capacity; \$3 billion worth of heavy industry is concentrated along the 50-mile Houston Ship Channel.

Approximately 2,700 manufacturing firms are located in the Houston SMSA. The area's largest industries include metal product fabrication, oilfield products and machinery, chemicals, computers and electronics. Each industry employs over 20,000 persons each. The City's economy includes the Johnson Space Center; 28 colleges and universities; the Houston Airport System, including Bush Intercontinental Airport and William P. Hobby Airport; Minute Maid Park, home of the Major League Baseball's Houston Astros; Toyota Center, a 17,000-seat sports arena and entertainment facility that is home to the NBA's Houston Rockets; and Reliant Stadium, home of the NFL's Houston Texans and the Houston Livestock Show and Rodeo. Built next door to the Reliant Astrodome, Reliant Stadium hosted Superbowl XXXVIII in 2004.

Additionally, as noted in the City's Consolidated Plan (hereinafter defined), Houston has been described as a microcosm of the United States, a miniature "melting pot" inhabited by multi-nationalities in a landmass covering 639.8 square miles. Like the rest of the country, over the last forty years, the City has undergone a demographic revolution, as the majority population has become the minority population. Currently less than fifty percent of Houstonians are white. So too, with the City's restructured economy, which is not high-tech knowledge-based, the level of poverty appear to be increasing as Houston becomes more prosperous. It is this poverty which represents a major challenge to the City's efforts to improve the "quality of life" components, *e.g.* education, economy, environment, traffic, public safety, etc.

Finally, in the 2007 Consolidated Plan, the City has reported that Houston's economy remains robust, even with an unemployment rate of four percent (4%) as compared to 4.6% for the Nation. Construction of residential and commercial projects continues at a steady volume throughout the City. Despite the appearance of a strong local economy, there are indications that all are not benefiting financially. The 2000 Census documented that the majority of Houstonians (53.5%) were low or moderated-income. The Consolidated Plan outlines how the City will assist low and moderate-income residents using federal, state and local resources.

2. Demographic Characteristics of the Area Surrounding the Installations

The land uses of the area surrounding the Installations, as noted above, are mostly industrial uses. As also noted above, currently, and since 2004, there is, and has been, no major platting activity taking place in and around Perimeter Park Drive. In fact, the area within one-mile of the Installations is relatively sparsely populated. That is, as of the 2000 Census, there were only 1,929 households located within one-mile surrounding the Installations and most are located on the opposite of Highway 290. Within those 1,929 households, the residential population was 3,556, which is an average of 1.8 persons per household. Of that population, 34% is Hispanic, 5.6% is White, 7.5% African-American, 0.5% American Indian, and 2.6% Asian American. See the Attached Table of population statistics:

Population Race/Ethnicity, Households and Housing Units for 1mile Buffer Study Area

<i>Population</i>		
Total		3,556
<i>Race/Ethnicity</i>		
Hispanic		1,208
Not Hispanic		2,348
White		1,909
Black / African American		265
American Indian		18
Asian		94
Native Hawaiian or Pacific Islander		-
Some other		10
2 or more races		52
<i>Households</i>		1,929
<i>Housing Units</i>		2,038
Occupied		1,940
Vacant		98

Source: US Census Bureau 2000

Compiled by CITY OF HOUSTON Planning & Development Dept.

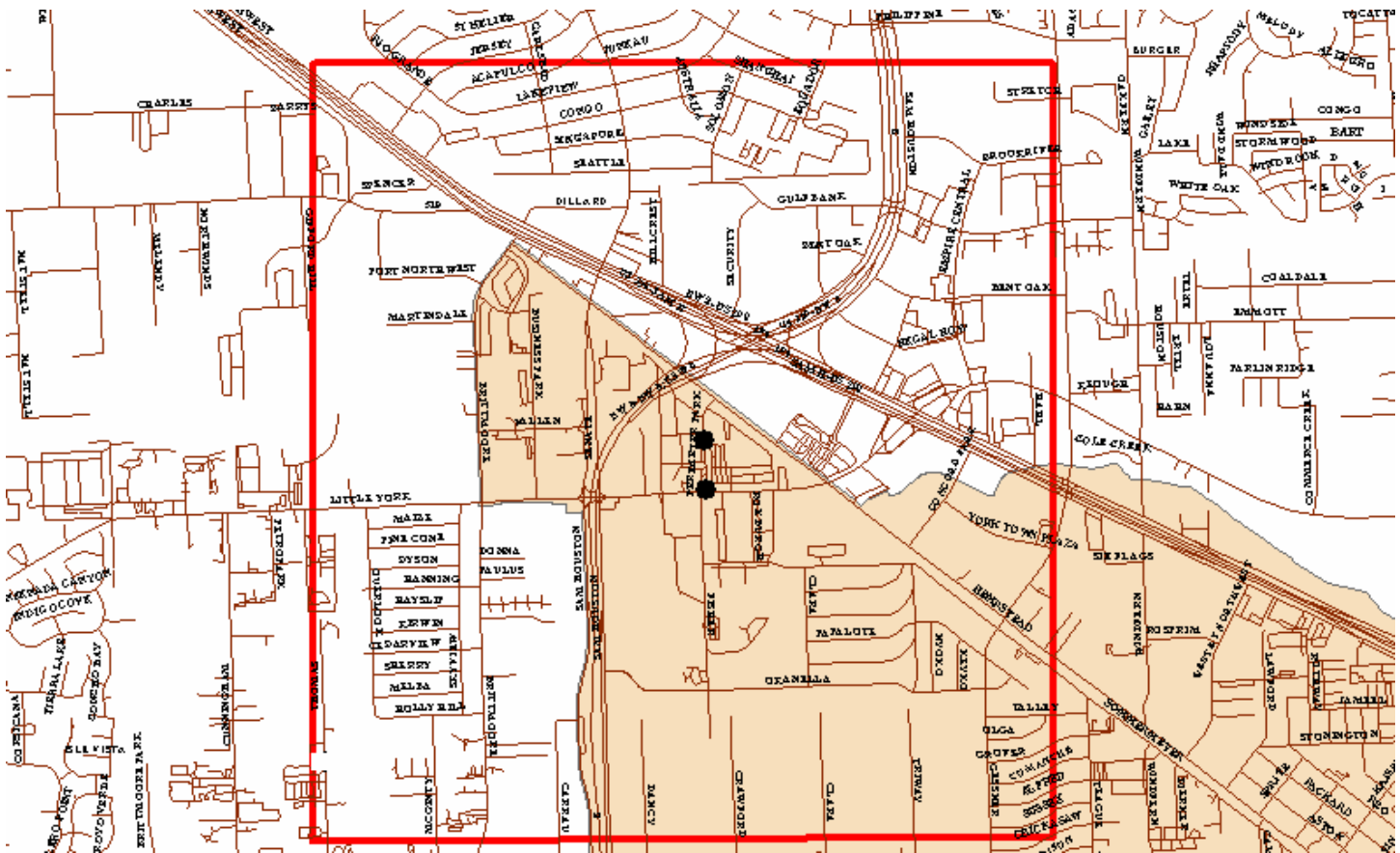
8/6/2007

There also follows, below, a map of the one-mile perimeter of the Installations. It should be noted that the shaded area in which the Installations are located include areas that are located within the corporate boundaries of the City. The un-shaded areas on the map are areas that are located outside of the City limits of the City. Consequently, it should be noted that of the 1,929 households located within the one-mile perimeter of the Installations, the vast majority of such households are located in neighborhoods on the opposite side of the freeway. It is thus clear from a view of the map that the Installations are in an area in which there is very little residential property use.

There also follows, maps showing the current land uses surrounding the Installations, which show the predominant industrial character of the surrounding area.

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**Study Area:
1 Mile Buffer from Parcels**



Red shows the study area. The points show the addresses

Note: This is not a Map; it is to be used for reference purposes only and is to the best information available to the city. The Planning Department at City of Houston does not warrant its accuracy or completeness.

GoogleEarth Maps





**C. HOMELESS ASSISTANCE AND COMMUNITY AND ECONOMIC DEVELOPMENT
ACTIVITIES OF THE CITY**

1. Homeless Assistance Activities of the City

Throughout the course of the homeless outreach processes leading up to the receipt of notices of interest and the development of a redevelopment plan for the Installations, in addition to its formal outreach processes, in furtherance of its efforts to address the needs of the homeless population and for its local Continuum of Care System in the development of a redevelopment plan, the LRA, as part of its informal outreach, consulted with the *Blue Ribbon Commission to End Chronic Homelessness – Houston/Harris County* (the “Blue Ribbon Commission”) and reviewed the Blue Ribbon Commission’s “*Strategic Plan to Address Homelessness – Houston/Harris County – May 2006, Amended January 24, 2007*” (the “Strategic Plan”). At the same time, the LRA also reviewed the City’s *Consolidated Plan* (as defined in the Act and the Implementing Regulations, and includes the City’s *2005 Consolidated Plan* as amended by the City’s *2006 Consolidated Plan* and the *2007 Consolidated Plan*, collectively, the “Consolidated Plan”) prepared in accordance with the requirements of HUD which serves as the City’s comprehensive housing affordability strategy and community development plan for funding under any of the HUD Community and Planning Development formula grant programs – CDBG ESG, HOME and HOPWA, and consulted also with the City’s Housing and Community Development Department, which is charged with implementing the Consolidated Plan. The elements of the City’s Consolidated Plan, as well as, the LRA’s consultations with the Blue Ribbon Commission and the City’s HCDD, and the City’s participation in the implementation of both the Strategic Plan and the Consolidated Plan are discussed in greater detail in the Part Two – Homeless Assistance Submission portion of this Application.

The Strategic Plan, as discussed in greater detail in the Homeless Assistance Submission portion of this Application that follows, included the conduct of a comprehensive needs assessment of homeless persons living in Houston/Harris County. The assessment additionally included a comprehensive study to invite the homeless to discuss who they are, the risks and conditions associated with homelessness, and potential solutions that would enable those who are homeless to secure and maintain permanent housing. More than 2500 persons participated in the study.

The final count was 6,218 of unsheltered homeless persons and 5,787 for sheltered homeless persons. These individuals were found through the City and Harris County; some in encampments as large as 200, others alone and asleep behind buildings, still others walking alone or in small groups. The total number of persons within the sub-populations exceeds 12,000, since it is possible of a person to be included in more than one category: i.e. a chronically homeless veteran would be counted in both categories. Within the group are 2,443, families with children, 409 of which are in emergency shelters, and 692 in transitional housing. It is estimated that as many as 1,342 families may be unsheltered.

The Consolidated Plan, as discussed in greater detail in the Homeless Assistance Submission portion of this Application that follows, provides a discussion of the Continuum of Care Plan in which the City participates. It discusses the unique consortium of approximately 30 agencies with which the City participated in establishing a multi-faceted, innovative partnership to assist the various homeless sub-populations. Specifically, the sub-populations described are comprised of homeless individuals and families with children, the chronically homeless, the severely mentally ill, those with chronic substance abuse, veterans, person with HIV/AIDS, victims of domestic violence and youth under 18 years of age. Consortium member agencies provide the following three strategies to address the needs of the various sup-populations of homeless: (i) **emergency shelter**, (ii) **transitional housing** and (iii) **permanent supportive housing**. A variety of support of services are also dispensed covering: intervention assistance; rental/mortgage/utility assistance; food pantry/clothing outlets, employment/education assistance; homeless prevention; substance abuse/relapse prevention; teen programs; assistance to those with AIDS; and aid to victims of domestic violence. These strategies are provided in areas surrounding the downtown central business district of the City, more than 15 miles, as noted above, from the location of the Installations.

2. Summary Description of the Unmet Need

(a) Among providers of **emergency shelter**, approximately 2,427 year round beds are made available to serve the homeless, resulting in an **unmet need of 3,421 beds**.

(b) Through **transitional housing**, the city has a total of 2,995 year round beds, but an **unmet need for an additional 3,162 beds**.

(c) The current inventory for **permanent supportive housing** consists of 1,473 year round beds and an **unmet need for an additional 2,857 beds**.

The consortium regularly applies for funds under the Super Notice of Funds Availability (“NOFA”) for Continuum of Care programs to address the needs for housing/beds and support services of each homeless sub-population. In addition to providing basic assistance, the Continuum Plan promotes strategies to:

- d. help prevent those who have successfully transitioned out of homelessness from falling back;
- e. help decentralize services to those clients scattered throughout the city; and
- f. help monitor the provision of services and eliminate possible duplication.

The 2006 Consolidated Plan states that the consortium is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects. The 2007 Consolidated Plan notes that for all three subpopulations the need is for shelter with supportive services. It also describes the collaboration among HUD, the Homeless Coalition, the City, and Harris County, which

administers the grant-making process under the Continuum of Care approach. The collaboration is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects.

The Houston/Harris County Continuum of Care focuses on several components (homeless needs, inventory, strategy, and priorities) that match the homeless elements listed in the Consolidated Plan. The City and the Houston/Harris County Continuum of Care utilizes the enumeration and needs assessment information gathered for the ten (10) year plan to end chronic homelessness.

A copy of the *Strategic Plan* is included in the Supplemental Materials accompanying this Application. Additionally, a copy of the *2005 Consolidated Plan*, of the *2006 Consolidated Plan*, and of the *2007 Consolidated Plan* is also included in the Supplemental Materials accompanying this Application.

3. Community and Economic Development Activities of the City

It was also noted by the LRA that the Consolidated Plan, in addition to the homeless assistance activities, which are a part of the City's comprehensive housing affordability strategy and community development plan, includes various community and economic development activities of the City undertaken in selected areas of the City. Some of the community and economic development activities incorporated in the City's Consolidated Plan include activities to address public housing, lead-based paint hazard reduction, barriers to affordable housing, fair housing, and anti-poverty strategies. Some of these strategies include the designation of areas for participation in the following, just to name a few:

- Hope Neighborhoods
- Enhanced Enterprise Community
- Land /Assemblage Redevelopment Authority
- Community Development Areas
- Super Neighborhoods
- Tax Increment Reinvestment Zones
- Street Improvements and Planting of Trees and Shrubbery
- SPARK (School-Park) Park Improvements
- Improvement Projects and Program Services
- Youth Enrichment Programs, Economic Development Projects
- CDBG Proposed Projects.

Improvement strategies are financed by one of the various Federal grants administered by HCDD. These Federal formula grant programs are each designated to address a specific need, and include the following:

- CDBG
- Emergency Shelter Grant (ESG)
- Home Investment Partnerships (HOME) Program
- Homebuyer Assistance Program
- American Dream Down Payment Initiative (ADDI)
- Housing Opportunities for Persons with AIDS (HOPWA)

The City, additionally, uses the following sources of funds for community and economic development activities, which work cooperatively with several tax-related incentive initiatives that facilitate economic growth through affordable housing, business development and creation of jobs:

- Tax Abatement Ordinance
- Tax Increment Reinvestment Zones
- New Market Tax Credits

- Brownfields Tax Credits and Funding
- Private Activity Bonds and Mortgage Revenue Bond Program

In that respect, it was also noted that the Installations are not included within any of the areas targeted by the City for conduct of its various activities included within the Consolidated Plan.

It was also noted that one of the purposes of the Consolidated Plan is ensure compliance by the City in its CDBG activities with the national objectives of the ***Housing and Community Development Act of 1974*** (the “Community Development Act”), which are: (i) benefiting low- and moderate income persons, (ii) preventing or eliminating blight, or (iii) meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs. In that respect, it was noted that 24 CFR 570.483(e)(2) provides that:

“(2) Where the assisted activity is the acquisition of real property, a preliminary determination of whether the activity addresses a national objective may be based on the planned use of the property after acquisition.”

The LRA concluded that the acquisition of the Installations by the City for the respective uses proposed by the Police Department and the Fire Department, described below, was consistent with the second of the stated national objectives of the Community Development Act, being the preventing of blight by the planned reuse of the Installations by the City.

V. DESCRIPTION OF THE PLANNED USES OF THE INSTALLATIONS, INCLUDING
A SUMMARY OF ANY PUBLIC COMMENTS RECEIVED ON THE PLAN BY THE
LRA

A. **SUMMARY OF NOTICES OF INTERESTS SUBMITTED**

1. INTRODUCTON

It should be noted that no Notices Of Interests were submitted to the LRA from any representatives of the homeless or others interested in using the Installations for homeless assistance or shelter purposes within the time frame or deadlines stipulated. The only Notices of Interests submitted to and received by the LRA were submitted by the City of Houston Police Department expressing an interest to use USARC #2, under the a “public benefit transfer” described in greater detail below, with the U.S Department of Justice (“DOJ”) serving as the “sponsoring federal agency”, and by the City of Houston Fire Department expressing an interest to use USARC #3, under a “public benefit transfer” described in greater detail below, with the Federal Emergency Management Agency (“FEMA”) branch of U.S. Department of Homeland Security (“DHS”) serving as the “sponsoring federal agency”. The following is a summary of their respective submitted NOIs.

**2. USARC #2
7077 PERIMETER PARK DRIVE**

HOUSTON POLICE DEPARTMENT

The LRA received a Notice of Interest from M. W. Thaler, Executive Assistant Chief, Investigative Operations, on behalf of the City of Houston Police Department (the “Police Department”) for the use of USARC #2 located at 7077 Perimeter Park Drive, to address critical law enforcement needs of the City, under a “public benefit transfer” with DOJ serving as the requisite sponsoring federal agency. The Police Department is the local law enforcement branch of the City of Houston. The Police Department’s Special Weapons And Tactics Team (“SWAT Team”), Dive Team, Bomb Squad, and Hostage Negotiations Team serve the broader region with training and assisting with matters occurring outside of the City Limits. The Dive Team is also equipped with and available to search for possible weapons of mass destruction in the Houston Ship Channel.

Office space within the facility will house personnel assigned to the SWAT Team, the Bomb Squad, the Dive Team, and the Hostage Negotiations Team. Conference room space will be used to provide classroom training on homeland security topics to Police Department officers and officers from other regional law enforcement agencies. Finally, warehouse facilities will be used to store large vehicles and search-and-rescue boats. The Dive Team, for proper drying and storage of diving equipment, will use space for a separate Dry Room.

Classroom training for the Police Department personnel will continue to be funded by the Police Department. As homeland security responsibilities and federal directives place added duties on local law enforcement, these Police Department units will have space to expand personnel and equipment, much of which large vehicles and much of which equipment have been funded by the U.S. Department of Homeland Security.

The Police Department has advised the LRA that it has satisfied the regulatory requirements to acquire USARC #2 under a public benefit transfer by advising DOJ of the interest in a public benefit transfer, and by initiating an application for DOJ sponsorship as the federal agency for such public benefit transfer. Attached hereto, as Exhibit J is a copy of the Notice of Interest submitted by the Police Department to the LRA for its use of USARC #2. Also attached hereto, as Exhibit K, is a copy of the notification of intent to DOJ.

**3. USARC #3
6903 PERIMETER PARK DRIVE**

HOUSTON FIRE DEPARTMENT

The LRA also received a Notice of Interest from Jack Williams, Assistant Fire Chief, on behalf of the City of Houston Fire Department for the use of USARC #3 located at 6903 Perimeter Park Drive, under a public benefit transfer to address the critical needs of the Department for training space, warehouse space, satellite fleet maintenance service facility, and additional office space for decentralized Arson and Fire Prevention offices with FEMA serving as the requisite sponsoring federal agency. The Fire Department anticipates that only minor modifications to the facility would be required to ready the facility for move-in by the Fire Department.

The Fire Department has advised the LRA that it has submitted a formal application to FEMA for its approval as the sponsoring federal agency for a public benefit transfer to the Fire Department. Attached hereto, as Exhibit L, is a copy of the Notice of Interest submitted to the LRA by the Fire Department for its use of USARC #3. Also attached hereto, as Exhibit M, is a copy of the Fire Department's application to FEMA to serve as a sponsoring agency for a public benefit transfer to the Fire Department.

B. PUBLIC COMMENT

Public comment was sought throughout the planning process which began immediately upon notification that the Installations were determined to be surplus property. In addition to the required procedures leading up to the deadline for submitting NOIs, which include (i) publication of requests for Notices of Interest published on June 8, 2006, and (ii) at least one Workshop held on August 3, 2006 on the closure and disposal process, additional outreach efforts were also made to inform the community on the availability and reuse planning of the Installations and to facilitate public input and participation in this planning. The additional efforts included consultations with community representatives with local education, housing and family development organizations, a Second Workshop held on October 28, 2006, and posting of the Plan in draft form on the City's website where there was a website link for public comment.

To summarize the content of the public comments leading up to the deadline for submitting NOIs, it can be stated that by the December 1, 2006 deadline for submitting NOIs to the LRA, only the Houston Police Department and the Houston Fire Department submitted NOIs for use of USARC #2 and USARC #3, respectively and that there has not been, throughout this process, to date, any expression of support for, or interest in, any homeless redevelopment of the Installations. Furthermore, it can also be stated that no expressions of interest were received from ROHs for homeless based use of the Installations due to the sited unsuitability of the location for homeless services, and that no expressions of interest from OIP for commercial, industrial, or residential development interests or other interests in the use of the Installations,

In preparation for submission of this Application to HUD and DOD, the LRA arranged for a first draft of the Executive Summary of its Application to be posted on the City's website on July 27, 2007. A second draft of the Executive Summary was again posted on the City website on August 20, 2007 soliciting public comments to the Application, with an opportunity for comments to be provided by the public through the website link. A Draft Plan was posted on the City website on September 7, 2007. There have been no comments received to date from the website link.

VI. DESCRIPTION OF HOW THE REUSE ACHIEVES A BALANCE OF COMMUNITY NEEDS

The LRA has sought to balance the needs of the homeless with other needs for redevelopment in Houston throughout the development of the final Redevelopment Plan. In furtherance of, and obedient to, its statutory duty the LRA has determined that there is little justification for using the location for homeless community services or for economic based redevelopment of the Installations when it takes into consideration the following:

- (i) the needs of the homeless population being addressed through various strategies found in the *Consolidated Plan* and the *Strategic Plan*, where the focus is on providing easy access to services for the homeless community,
- (ii) no expressions of interest from ROHs for homeless based use of the Installations who site the unsuitability of the location for servicing the homeless as the determining factor for their lack of interest,
- (iii) no anticipation of any significant number of civilian jobs being lost in the closure of the Installations,
- (iv) the community and economic development needs of the City being addressed through various other strategies and no expressions of interest from commercial, industrial, or residential development or other interests in the use of the Installations,
- (v) the expressions of interests from the Police Department in reuse of USARC #2 under a public benefit transfer with DOJ serving as the sponsoring federal agency,
- (vi) the expressions of interests from the Fire Department in reuse of USARC #3 under a public benefit transfer with DHS serving as the sponsoring federal agency.

Throughout the development of the final Redevelopment Plan the LRA seeks to balance the needs of the homeless with other needs for redevelopment in Houston. Through the various strategies found in the *Consolidated Plan* and the *Strategic Plan*, the focus is on providing easy access to services for the homeless community. There is little justification and no interest in redevelopment of these sites because the location was found to be unsuitable for servicing the homeless.

The Police Department, which employs over 5,000 classified and over 1,000 civilian personnel, has officers located at various locations throughout the City, creating a coordination challenge and other problems related to access to large vehicles and equipment. The Police Department will relocate all current personnel, vehicles, and equipment assigned to the Police Department's SWAT Team, Dive Team, Bomb Squad, and Hostage Negotiations Team to the

new larger facility. This relocation, which will include vacating space currently used by the Police Department, will immediately resolve those issues, and permit a shift in operational costs to support the new facility.

The Fire Department, which employs over 4,000 firefighters and 90 fire stations, and multiple support facilities at various locations throughout the City. The Fire Department is currently operating at approximately 115% capacity at its existing facilities. The move into the new facility will allow the Fire Department to prepare for the future, and will be incorporated into the facilities master plan it is developing.

The overcrowding of their respective decentralized facilities hinders the operation of both departments. The Police Department and the Fire Department are actively seeking new facilities in which to provide their vital community services, and it is the position of the LRA that these respective uses would far outweigh any other redevelopment of the Installations.

Furthermore, the combined use of both facilities, respectively, by the Police Department and the Fire Department will provide additional synergy and joint opportunities to the “First Responder” Departments in the service to the citizens of the City of Houston. This would provide the City of Houston with a Public Safety Complex in the northwest corridor of the City.

Finally, the use of the Installations by the Police Department and the Fire Department are consistent with the national objectives of the Community Development Act of eliminating blight by providing for the reuse of potentially abandoned buildings in the City.

VII. DESCRIPTION OF THE METHOD OF FINANCING IMPROVEMENTS TO THE INSTALLATIONS

Each of the two Installations require on minor modifications to be ready for move in by each respective Department. The Fire Department and the Police Department will each respectively absorb the minor costs associated with necessary modifications for telephone and data communications. Operations will begin immediately in each of the two Installations as no structural changes are needed to either and there exists no unmet building or development code requirements, nor unmet land use control requirements.

VIII. RECOMMENDATION

It should be noted that no expression of intent to use the property was received from any other individual, entity, or organization, except for the Police and Fire Departments, within the time frame or deadlines stipulated, or since then. Notwithstanding that, the LRA has sought throughout the development of the Final Redevelopment Plan to balance the needs of the homeless with other needs for redevelopment of the City. Through the various strategies found in the *Consolidated Plan* and the *Strategic Plan*, the focus is on providing easy access to services for the homeless community. There is little justification and no interest in redevelopment of these sites by ROHs because the location was found to be unsuitable for servicing the homeless. The community and economic development needs of the City are being addressed through various other activities and strategies. There is no anticipation of any significant number of civilian jobs being lost in the closure of the Installations. Consequently, the respective reuse of the Installations by the Police Department and the Fire Department would appear to be consistent with the City's Consolidated Plan, as they further one of the national objectives of the Community Development Act, to which the Consolidate Plan must conform, being the prevention of blight by providing for the planned reuse of potentially "abandoned buildings" in the City.

Additionally, it is recognized by the LRA that the basic requirements of a military installation and civilian police and fire departments are not dissimilar, as each place priorities on workplace safety, efficiency, structural integrity, and controlled and monitored access by the general public and other visiting entities. Workspaces, storage areas, and maintenance of sensitive materials all must be regulated with careful consideration to the daily operational security of both military installations and civilian police and fire facilities.

The design, construction, physical condition, location, infrastructure, and public access of the Installations readily lend themselves to the redevelopment of the Installations for the respective police and fire departments of the City. This redevelopment would require the minimum amount of time and expense enhancing the desirability of the property to the City of Houston for those purposes, and would result in the immediate removal of a potential vacancy in the City's inventory of institutional and industrial buildings.

The LRA will meet in September 2007 to make their final recommendation to the City Council of the City, to HUD, and to DOD that both of the Installations be transferred to the City of Houston for the redevelopment of the Installations as permanent facilities, respectively, to the Police Department for USARC #2, and to the Fire Department for USARC #3, prior to the deadline for submitting this final Application to HUD for its approval.

PART TWO: HOMELESS ASSISTANCE SUBMISSION

I. INFORMATION ABOUT HOMELESSNESS IN HOUSTON, TEXAS

A comprehensive needs assessment of homeless persons living in Houston/Harris County was conducted under the auspices of the Coalition for the Homeless and the *Blue Ribbon Commission to End Chronic Homelessness – Houston/Harris County – May 2006* (the “Blue Ribbon Commission”) from August 2004 through January 2005 through its “*Strategic Plan to Address Homelessness – Houston/Harris County – May 2006, Amended January 24, 2007*” (the “Strategic Plan”). As noted above, copy of the *Strategic Plan* is included in the Supplemental Materials accompanying this Application. The assessment additionally included a comprehensive study to invite the homeless to discuss who they are, the risks and conditions associated with homelessness, and potential solutions that would enable those who are homeless to secure and maintain permanent housing. More than 2500 persons participated in the study.

The final count was 6,218 of unsheltered homeless persons and 5,787 for sheltered homeless persons. These individuals were found through the City and Harris County; some in encampments as large as 200, others alone and asleep behind buildings, still others walking alone or in small groups. The total number of persons within the sub-populations exceeds 12,000, since it is possible of a person to be included in more than one category: i.e. a chronically homeless veteran would be counted in both categories. Within the group are 2,443, families with children, 409 of which are in emergency shelters, and 692 in transitional housing. It is estimated that as many as 1,342 families may be unsheltered.

Specifically, as noted in the *Consolidate Plan*, the sub-populations described are comprised of homeless individuals and families with children, the chronically homeless, the severely mentally ill, those with chronic substance abuse, veterans, person with HIV/AIDS, victims of domestic violence and youth under 18 years of age. Consortium member agencies provide the following three strategies to address the needs of the various sub-populations of homeless: (i) emergency shelter, (ii) transitional housing and (iii) permanent supportive housing. A variety of support of services are also dispensed covering: intervention assistance; rental/mortgage/utility assistance; food pantry/clothing outlets, employment/education assistance; homeless prevention; substance abuse/relapse prevention; teen programs; assistance to those with AIDS; and aid to victims of domestic violence. These strategies are provided in areas surrounding the downtown central business district of the City, more than 15 miles, as noted above, from the location of the Installations.

The 2007 Consolidated Plan notes that for all three subpopulations the need is for shelter with supportive services. Also as previously noted, a copy of the *Consolidated Plan* is included in the Supplemental Materials accompanying this Application.

a. LIST OF POLITICAL JURISDICTIONS COMPRISING THE LRA

The Installations are located entirely within the City of Houston, which has exclusive land use control jurisdiction over the Installations. Consequently, the City of Houston is the primary political jurisdiction comprising the LRA, with one representative designated by the office of Harris County Commissioner Eversole and another by the Harris County Community and Economic Development Department.

III. DESCRIPTION OF UNMET NEED IN THE CONTINUUM OF CARE SYSTEM

A. HOMELESS NEEDS AND SPECIAL NEEDS POPULATION TABLE FROM CONSOLIDATED PLAN (TABLE 1)

Table 1: HOMELESS AND SPECIAL NEEDS POPULATION TABLE

CONTINUUM OF CARE HOMELESS POPULATION AND SUBPOPULATIONS				
Part 1: Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	1,769	1,448	5,792	9,009
2. Homeless Families with Children	226	495	258	969
2a. Homeless Families with	658	1,547	791	2,996
Total (lines 1 + 2a)	2,427	2,995	6,582	12,005
Part 2: Homeless	Sheltered		Un-sheltered	Total
1. Chronically Homeless		1,736	1,866	3,604
2. Severely Mentally Ill		2,604	2,798	5,402
3. Chronic Substance Abuse		2,760	2,996	5,726
4. Veterans		1,638	1,760	3,397
5. Persons with HIV/AIDS		729	703	1,513
6. Victims of Domestic Violence		654	703	1,357
7. Youth (under 18 years of age)		1,157	1,244	2,401

Source: Reproduced from City of Houston – 2005 Consolidated Plan, page 27.

B. PRIORITY HOMELESS NEEDS ASSESSMENT TABLE FROM CONSOLIDATED PLAN (TABLE 2)

Table 2: PRIORITY HOMELESS NEEDS ASSESSMENT TABLE

CONTINUUM OF CARE HOMELESS POPULATION AND SUBPOPULATIONS (CONTINUED)							
Part 3: Homeless Needs Table: Individuals		Needs	Currentl y Availabl e	Gap	Priority H, M, L	Plan to Fund Y/N	Fund Source: HOME, HOPWA , ESG, or Other
Beds	Emergency Shelters	4,954	1,769	3,185	H	Y	CDBG, ESG, HOPWA
	Transitional Housing	4,055	1,448	2,607	H	Y	CDBG, ESG, HOPWA
	Permanent Supportive	2,957	930	2,027	H	Y	CDBG
	Total	11,966	4,147	7,819			
Chronically Homeless		3,602	930	4,532			
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	Priority H, M, L	Plan to Fund Y/N	Fund Source: HOME, HOPWA, ESG, or Other
Beds	Emergency Shelters	894	658	236	H	Y	CDBG, ESG, HOPWA
	Transitional Housing	2,102	1,547	555	H	Y	CDBG, ESG, HOPWA
	Permanent Supportive	1,373	543	830	H	Y	CDBG, ESG, HOPWA
	Total	4,369	2,748	1,621			

Source: Reproduced from City of Houston – 2005 Consolidated Plan, page 27.

C. **NARRATIVE DESCRIPTION OF THE UNMET NEEDS; DESCRIPTION OF TABLES; INVENTORY OF FACILITIES AND SERVICES; DESCRIPTION OF OFF-SITE RESOURCES TO BE USED IN FILLING GAPS IN THE CONTINUUM OF CARE; AVAILABILITY OF SERVICES AND INFRASTRUCTURE**

The 2005 Consolidated Plan provides a discussion of the Continuum of Care Plan in which the City participates. It provides that a unique consortium of approximately 60 agencies has established a multi-faceted, innovative partnership to assist the various homeless sub-populations. Specifically, the sub-populations are comprised of homeless individuals and families with children, the chronically homeless, the severely mentally ill, those with chronic substance abuse, veterans, person with HIV/AIDS, victims of domestic violence and youth under 18 years of age. Consortium member agencies provide (i) **emergency shelter**, (ii) **transitional housing** and (iii) **permanent supportive housing**. A variety of support of services are dispensed covering: intervention assistance; rental/mortgage/utility assistance; food pantry/clothing outlets, employment/education assistance; homeless prevention; substance abuse/relapse prevention; teen programs; assistance to those with AIDS; and aid to victims of domestic violence.

Among providers of **emergency shelter**, approximately 2,427 year round beds are made available to serve the homeless, resulting in an **unmet need of 3,421 beds**.

Through **transitional housing**, the city has a total of 2,995 year round beds, but an **unmet need for an additional 3,162 beds**.

The current inventory for **permanent supportive housing** consists of 1,473 year round beds and an **unmet need for an additional 2,857 beds**.

The consortium regularly applies for funds under the Super Notice of Funds Availability (“NOFA”) for Continuum of Care programs to address the needs for housing/beds and support services of each homeless sub-population. In addition to providing basic assistance, the Continuum Plan promotes strategies to:

- a. help prevent those who have successfully transitioned out of homelessness from falling back;
- b. help decentralize services to those clients scattered throughout the city; and
- c. help monitor the provision of services and eliminate possible duplication.

The 2006 Consolidated Plan states that the consortium is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects. Over the last twelve (12) years, more than \$100,000,000 has been awarded to agencies in Houston/Harris County through the Continuum of Care process. In 2005, the Continuum was awarded \$14.7 million for homeless assistance. Applications for assistance numbered sixty-two (62), totaling \$20.3 million. The collaboration does anticipate an increase in FY '07 for services to the chronically homeless.

The 2007 Consolidated Plan notes that for all three subpopulations the need is for shelter with supportive services. It also describes the collaboration among HUD, the Homeless Coalition, the City, and Harris County, which administers the grant-making process under the Continuum of Care approach. The collaboration is responsible for guiding the Continuum of Care process: establishing policies and procedures; hosting competitive requests for applications; and providing on-going technical assistance in the implementation and evaluation of funded projects.

The Houston/Harris County Continuum of Care focuses on several components (homeless needs, inventory, strategy, and priorities) that match the homeless elements listed in the Consolidated Plan. The City and the Houston/Harris County Continuum of Care utilizes the enumeration and needs assessment information gathered for the ten (10) year plan to end chronic homelessness.

A copy of the *Strategic Plan* is included in the Supplemental Materials accompanying this Application. Additionally, a copy of the *2005 Consolidated Plan*, of the *2006 Consolidated Plan*, and of the *2007 Consolidated Plan* is also included in the Supplemental Materials accompanying this Application.

IV. NOIs SUBMITTED BY ROHs

No Notices of Interest from any representatives of the homeless or other interested parties, other than the Police and Fire Departments, it should be noted, were submitted to the LRA, within the time frame of the December 1, 2006 deadline. No expressions of interest to use the Installations for homeless services was ever received, notwithstanding that the LRA published its request for NOIs, conducted formal and informal outreach to representatives of the homeless, and held two workshops on the BRAC process. ROHs cited the unsuitability of the location as the determining factor for their lack of interest. The LRA, however, was recently approached informally, from a person interested in the Installations for redevelopment for a multi-family use. Yet, no formal written interest has been submitted detailing a plan for development or financing of such on the Installations.

The Application contains additional required information relating to homeless populations in Houston/Harris County, Texas, and the manner in which the City and County are otherwise addressing the unmet needs in the Continuum of Care System. However, it can be stated, in summary, that long before the Installations were selected for closure, continuing today, and planning for the future, the City and County have sought through various strategies described in the Application to otherwise address the needs of homeless persons in the community; notwithstanding the ongoing need for additional resources to fund the programs submitted for funding through the Notice of Availability of Funds.

V. HOMELESS OUTREACH OF LRA IN PREPARING THE PLAN

A. INTRODUCTION

Immediately upon notification of the closure of the Installations from OEA, and prior to the May 9 publication of the Federal Register surplus property list, the City began its outreach efforts, both formal and informal, with representatives of the homeless (ROHs). On April 15, upon the Mayor's appointment of the LRA membership, the LRA initiated its homeless outreach process. May 11, 2006, the LRA expanded its informal homeless outreach process by telephonically contacting representatives of several non-profit organizations providing services and assistance to the homeless.

The LRA, in addition to the published notice, conducted two workshops at the USARC #2, 7077 Perimeter Park Drive: one on August 3, 2006 (the "First Workshop"), and another on October 26, 2006 (the "Second Workshop"). Both workshops included a brief overview of the BRAC process, addressed potential land use constraints affecting the property, and a tour and inspection of the facilities. A sign-in sheet was kept of those present at each workshop and handout material was made available. None of the participants, except the Police and Fire Departments, in either of the two workshops submitted or expressed any notices of interest in the facility. ROHs cited the unsuitability of the location for homeless services as the primary reason for their lack of interest.

B. INFORMAL OUTREACH

As part of its outreach leading up to the deadline to submit NOIs, the LRA consulted with the HUD Office of Community Planning and Development, and the *Blue Ribbon Commission to End Chronic Homelessness – Houston/Harris County – May 2006* (the "Blue Ribbon Commission"), the Coalition for the Homeless, the Houston Community Development Department, and the Houston Building Services Department to conduct additional informal homeless outreach to representative of the homeless. In excess of 30 separate potential homeless service providers in the Houston/Harris County area were directly contacted by telephone and advised of the availability of the Installations and were given information about the purpose, date, time, and location of the First Workshop. Each of these more than 30 entities, which included notice to and consultations with the participating members of the Blue Ribbon Commission, indicated in their initial telephone contact that they were doubtful that they would express any interest in the Installations because of the unsuitability of the location for homeless services. Attached hereto as Exhibit N, is a listing of the persons and organizations contacted telephonically by the LRA as part of its outreach efforts.

The LRA followed-up its informal outreach with its required publication on June 8, 2006 of the request for NOIs in the *Houston Chronicle*, a newspaper of general circulation in the City. The advertisement included an announcement of a tour of the facility to be held in conjunction with the First Workshop to be conducted by the LRA on Thursday, August 3, 2006. The advertisement contained contact and registration information for the workshop and for

submission of notices of interest. The advertisement included a deadline for interested parties to file a Notice of Interest by 5:00 PM, Friday, December 1, 2006, which was 117 days from the date of the June 8 publication, and within the 90 to 180 days window required by the Implementing Regulations. Fifteen persons attended this First Workshop. As noted earlier, attached hereto, as Exhibit D, is a list of persons and organizations in attendance at the First Workshop.

The LRA followed-up the First Workshop with the Second Workshop, which was held on October 26, 2006. As part of the outreach for the Second Workshop, the LRA again telephonically contacted the attendees of the First Workshop, and additionally contacted representatives of State and local governments in and around Houston. Fifteen persons attended this Second Workshop. Also as noted earlier, attached hereto, as Exhibit G, is a list of persons and organizations in attendance at the Second Workshop.

Ultimately, none of the more than 30 participating entities responded in writing that they would be submitting a notice of interest in the reuse of the Installations. The Homeless outreach process was ultimately concluded with no notices of interest being submitted other than the City's Police Department's and Fire Department's own submissions to the LRA.

Finally, in support of its homeless outreach efforts related to the preparation of the Plan, the LRA produced a draft Executive Summary of the Redevelopment Plan and Homeless Assistance Submission. The first draft executive summary was posted on the City's website on July 27, 2007. A second draft was posted on August 30, 2007. The Draft Plan was posted on the city website on September 7, 2007. The website also publicized the date, time, and place of the public hearing to consider adoption of the Plan. Residents and other interested persons were encouraged to submit comments during and after the hearing. The public was given ___ days to respond to the Application prior to City Council action. The Application was _____ by the Houston City Council on _____ 2007.

C. DESCRIPTION OF WORKSHOPS ON BRAC

1. First Workshop

On August 3, 2006, as provided in the June 8 publication of requests for NOIs, the LRA conducted a Military Base Reuse Workshop (the “First Workshop”), which included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City Officials regarding the planning process, and (iv) a question and answer session.

The LRA agenda for the August 3, 2006 First Workshop was as follows:

- I. COH Presentation (PD data, Kelton presents)
 - a. Property Description
 - b. Area map
 - c. Transportation Access (including METRO)
- II. HUD Presentation (HUD representative)
 - a. NOI Requirements
 - b. Schedule
 - c. Plan Requirements
- III. Questions (Kelton, HUD)

Both formal and informal invitations were issued in an effort to attract a large number of representatives from public non-profit entities and private entities. In addition to the publication of the June 8 notice, the LRA made personal telephonic contact with individuals and organizations who are representatives of the homeless to advise them about the publication and about the holding of First Workshop. Fourteen persons attended the first workshop.

2. The Second Workshop

The LRA, in an effort to conduct additional outreach in the community, also conducted a second workshop. On October 28, 2006, the LRA conducted a second Military Base Reuse Workshop (the “Second Workshop”), which included (i) a tour of the Installations, (ii) presentations by Federal Officials regarding requirement for making application for use of the Installations, (iii) presentations by City Officials regarding the planning process, and (iv) a question and answer session.

The LRA agenda for the October 28, 2006 Second Workshop was the same as the First Workshop, which was as follows:

- I. COH Presentation (PD data, Kelton presents)
 - a. Property Description
 - b. Area map
 - c. Transportation Access (including METRO)
- II. HUD Presentation (HUD representative)
 - a. NOI Requirements
 - b. Schedule
 - c. Plan Requirements
- III. Questions (Kelton, HUD)

Fifteen persons attended this Second Workshop.

The LRA has conducted outreach in, and sought public comment from, the community with representatives of the homeless, of State and local governments, and of commercial, industrial, residential and other interests from the first day it was notified of the closure of the Installations and throughout the period leading up to the deadline for submission of Notices of Interest. In addition to the required publications, notices, outreach, and public hearing held pursuant to the requirements of the Act and its Implementing Regulations, additional efforts, including the holding of the optional Second Workshop, were also made by the LRA to inform the community on the availability and reuse planning of the Installations and to facilitate public input and participation in the planning.

VI. DESCRIPTION OF ROHs AND HOMELESS ASSISTANCE PLANNING BOARDS CONSULTED BY THE LRA IN PREPARING THE PLAN; RESULTS OF SUCH CONSULTATIONS

Immediately upon notification from DOD that the Installations were determined for closure, the City began its outreach with representatives of the homeless and other State and local government representatives in the City. Among the representatives of the homeless and homeless assistance planning boards consulted by the City were in excess of 30 organizations providing homeless assistance in the City and County.

The members of the Blue Ribbon Commission included the following:

United Way of the Texas Gulf Coast	J.S. Martin Associates, LP
Harris County Commissioners Court	AIDS Foundation of Houston
Baylor College of Medicine – Department of Family and Community Medicine	City of Houston – Department of Housing & Community Development
Center for Houston’s Future	Department of Housing & Urban Development
Central Houston, Inc.	Catholic Charities - Diocese of Galveston/Houston
The Diocese of Galveston – Houston	Children At Risk
Greater Houston Partnership	Healthcare for the Homeless – Houston
City of Houston	Houston VA Medical Center
Houston Endowment, Inc.	MHMR Administration of Harris County
Coalition for the Homeless of Houston/Harris County	United States Interagency Council on Homelessness
Houston Downtown Alliance	Ryan Planning Council
SEARCH	Salvation Army
Star of Hope Mission	The Women’s Home
United Way of the Texas Gulf Coast	U.S. Veterans
Houston Housing Corporation	METRO
CHRISTUS St. Joseph Hospital	diPortanova Family Foundation
University of Houston Graduate College of Social Work	Rockwell Fund
Texas Southern University	

VII. AN ASSESSMENT OF THE MANNER IN WHICH THE PLAN BALANCES THE NEEDS OF THE HOMELESS AND ECONOMIC REDEVELOPMENT

A. **DESCRIPTION OF THE BALANCE BETWEEN THE EXPRESSED NEEDS OF THE HOMELESS AND THE CITY'S NEED'S FOR ECONOMIC REDEVELOPMENT**

Throughout the development of the final Redevelopment Plan the LRA seeks to balance the needs of the homeless with other needs for redevelopment in Houston. Through the various strategies found in the *Consolidated Plan* and the *Strategic Plan*, the focus is on providing easy access to services for the homeless community. There is little justification and no expressed interest in redevelopment of these sites because the location was found to be unsuitable for servicing the homeless. The community and economic development needs of the City are being addressed through various other activities and strategies undertaken by the City. There is no anticipation of any significant number of civilian jobs being lost in the closure of the Installations

B. **DESCRIPTION OF THE PLAN'S CONSISTENCY WITH THE CONSOLIDATED PLAN**

Considering all of the factors stated above together with the fact that respective reuse of the Installations by the Police Department and the Fire Department, by providing for the reuse of "abandoned buildings", is consistent with one of the national objectives of the Community Development Act, being the prevention of blight, to which the Consolidated Plan must conform, it can be concluded that such reuse is consistent with the Consolidated Plan.

VIII. STATEMENT THAT NO LEGALLY BINDING AGREEMENTS ARE REQUIRED

The HUD Regulations, at §586.30(b)(3), require that the Homeless Assistance Submission must include copies of the legally binding agreements for buildings, property, funding, and/or services that the LRA proposes to enter into with the representatives of the homeless selected by the LRA to implement the programs that fill gaps in the existing continuum of care. However, since there were no expressions of interest received by the LRA from any representative of the homeless with respect to the use of the Installations, the LRA has not proposed to enter into such agreements. Consequently, there are no copies such agreements included in this Application.

IX. MATERIALS RELATED TO, AND DESCRIPTION OF, PROCESS FOR PUBLIC REVIEW OF THE APPLICATION

A. OVERVIEW OF PUBLIC REVIEW PROCESS

The LRA, in preparation for submission of the Application to HUD, undertook several activities in furtherance of its obligation to provide for public comment on the redevelopment plan. First, it made available the first draft of the Executive Summary of the Application for public inspection by posting a draft of the Executive Summary on the City's website beginning on July 26, 2007. The draft Executive Summary was updated periodically on the City's website throughout its development. The second draft was made available on the City's website for public inspection on August 20, 2007, with an opportunity for comments to be provided by the public through the website link. The draft Plan was made available on the city website on September 7, 2007.

The LRA is planning to meet following the September publication of the Application to conduct a public hearing on the Application for the purpose of receiving comments from the public on the Application. After the comments received on the Application at the public hearing, if any, are incorporated into the contents of the Application, the LRA will consider the approval and adoption of the Application. Upon approval and adoption of the Application by the LRA, and prior to the submission of the Application to HUD, the Application will be submitted to the Houston City Council for its approval. Upon the approval of the Houston City Council, the Final Application, with comments from the Houston City Council on the Application, if any, incorporated into the contents of the Application, the Application will be submitted to HUD as required by the Act and its Implementing Regulations.

B. FORM OF NOTICE OF PUBLIC HEARING ON PROPOSED PLAN

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING
on adoption of
Application for Approval of Redevelopment Plan and Homeless Assistance Submission
For
United States Army Reserve Center #2
And
United States Army Reserve Center #3
(collectively, the “Installations”)
Under
Base Closure Community Redevelopment and Homeless Assistance Act of 1994
(Public Law 103-421)

The Local Redevelopment Authority (“LRA”) of the City of Houston hereby gives notice that it will conduct a public hearing on the adoption of an **Application for Approval of Redevelopment Plan and Homeless Assistance Submission** (the “Application”) under the requirements of the **Base Closure Community Redevelopment and Homeless Assistance Act of 1994** (Public Law 103-421) to explain, and receive public comment on, how the LRA’s plan for the redevelopment and reuse of the Installations balances the economic redevelopment and other development needs of the City with the needs of the homeless in the City prior to the LRA’s submission of the Application to the United States Department of Housing and Urban Development as required by the Act. A copy of the full text of the Application is available on the City’s website at www.houstontx.gov. Interested persons are invited to submit written comments on the Application at or prior to the public hearing.

C. MINUTES/SUMMARY OF PUBIC HEARING ON PROPOSED PLAN

_____ () citizens attended the Public Hearing. _____ signed up to make comments. _____ actually made comments. Their remarks and related responses are summarized below:

EXHIBITS

EXHIBIT A

Mayor's April 15, 2006 Letter to OEA



BILL WHITE
MAYOR

OFFICE OF THE MAYOR
CITY OF HOUSTON
TEXAS

April 15, 2006

Mr. Patrick O'Brien
Director
Office of Economic Adjustment
400 Army Navy Drive
Suite 200
Arlington, Virginia 22202

Dear Mr. O'Brien:

The Base Realignment and Closure Commission identified the U.S. Army Reserve Centers #2 and #3 in Houston (the "Army Reserve Centers") for closure. The Army Reserve Centers are entirely within the City of Houston and the City of Houston has exclusive land use control jurisdiction over the property. Although the City of Houston does not have a zoning ordinance, it does have other land use regulations that may be applicable to the property and no other governmental entity exercises zoning authority over the Army Reserve Centers.

The City of Houston is establishing a Local Redevelopment Authority (LRA) to create a comprehensive development plan for the Army Reserve Centers. The LRA will have a broad based membership reflecting public and private entities that will be affected by the closure and planned reuse of the Army Reserve Centers. As Mayor of Houston, I am requesting recognition of this Local Redevelopment Authority for the Army Reserve Centers.

Bob Christy has been designated as the Houston point of contact for this project.

Forest R. "Bob" Christy
Director of Real Estate
Building Services Department
Bob.Christy@cityofhouston.net
713-247-2639

Sincerely,

Bill White
Mayor

cc: Bob Christy
Ann Travis

POST OFFICE BOX 1562 • HOUSTON, TEXAS 77251
713/247-2200

EXHIBIT B

DOD Base Closure Publication

Federal Register, Volume 71, No. 89, Tuesday, May 9, 2006

[FR Doc. E6-6938 Filed 5-8-06; 8:45 am]

Dated: April 27, 2006.

David M. Spooner,
*Assistant Secretary 6 for Import
Administration.*

BILLING CODE 3510-DS-S

DEPARTMENT OF DEFENSE

Department of the Army

Surplus Properties; Notice

SUMMARY: This notice provides information regarding the properties that have been determined surplus to the United States needs in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the 2005 Base Closure and Realignment Commission Report, as approved, and following screening with Federal agencies and Department of Defense components.

DATES: Effective May 9, 2006. **FOR FURTHER INFORMATION CONTACT:** Headquarters, Department of the Army, Assistant Chief of Staff for Installation Management, Base Realignment and Closure Division, Attn: DAIM-BD, 600 Army Pentagon, Washington DC 20310-0600, (703) 601-2418. For information regarding a specific property, a contact is provided on the list of properties below.

SUPPLEMENTARY INFORMATION: Under the provisions of the Federal Property and Administrative Services Act of 1949, as amended, the Defense Base Closure and Realignment Act of 1990, as amended, and other public benefit conveyance authorities, this surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless, and other interested parties located in the vicinity of any listed surplus property should be submitted to both the recognized Local Redevelopment Authority and Army point of contact as listed above, or where no Local Redevelopment Authority has been recognized, the notice of interest shall be submitted to the Army point of contact as listed below. Local Redevelopment Authorities are in the process of being recognized. Where no Local Redevelopment Authority is listed, please contact the Army point contact below for the latest information. Notices of interest from representatives of the homeless shall include the information required by 32 CFR 176.20(c)(2)(ii). Recognized Local Redevelopment

Authorities, or the Army where no Local Redevelopment Authority has been recognized, shall assist interested parties in evaluating the surplus properties for the intended use. Deadlines for notices of interest shall be 90 days from the date a corresponding notice is published in a newspaper of general circulation in the vicinity of the installation. The properties are listed by state. Additional information for any listed property may be found at <http://www.hqda.army.mil/acsimweb/brac/braco.htm>.

Surplus Property List

Alabama

Dothan—Harry L. Gary Jr. USARC, 801 Mill Avenue, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215
Fort McClellan—Faith Wing USARC, 215 Regimental Avenue, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Mobile—Wright USARC, 1900 Hurtel Street: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215
Montgomery—BG William P. Screws USARC, 4050 Atlanta Highway POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Troy—PFC Grady C. Anderson USARC, 358 Elba Highway, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215
Tuscaloosa—AMSA 51, 2627 10th Avenue POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Tuscaloosa—Finnell AFRC, 2627 10th Avenue POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Tuskegee—Cleveland Leight Abbott USARC, 2202 VA Hospital Road, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Arizona

Tucson—Allen Hall USARC, 1750 E. 29th Street, POC: Commander 63rd Regional Readiness Command, ATTN: Base Transition Coordinator, 4235 Yorktown Avenue, Los Alamitos, CA 90720-5002 Telephone: 520-889-1129

Arkansas

El Dorado—Rufus N. Garrett Jr. USARC, 815 West 8th Street, POC: City of El Dorado Local Redevelopment Authority, P.O. Box 486, El Dorado, AR 71731 Telephone: 870-863-4070
Fayetteville—Leroy R. Pond USARC, 1616 N. Woolsey Street, POC: Public Information and Policy Advisor, City of Fayetteville, 113 W. Mountain, Fayetteville, AR 72701 Telephone: 479-575-8330

Hot Springs—Hot Springs USARC, 200 Reserve Street, POC: Commander, 90th Regional Readiness Command, ATTN: Base Transition Coordinator, 8000 Camp Robinson Road, North Little Rock, AR 72118 Telephone: 501-771-8788

Jonesboro—Jonesboro USARC, 1001 S. Caraway Road, POC: Commander, 90th Regional Readiness Command, ATTN: Base Transition Coordinator, 8000 Camp Robinson Road, North Little Rock, AR 72118 Telephone: 501-771-8788

California

Long Beach—Schroeder Hall USARC, 3800 Willow St, POC: Commander 63rd Regional Readiness Command, ATTN: Base Transition Coordinator, 4235 Yorktown Avenue, Los Alamitos, CA 90720-5002 Telephone: 530-889-1129

Pasadena—Desiderio Hall USARC, 655 Westminster Drive, POC: Planning and Development Department, City of Pasadena, 175 North Garfield Avenue, 3rd Floor, Pasadena, CA 91101 Telephone: 626-744-7143
Riverbank—Riverbank Army Ammunition Plant, POC: City Council of Riverbank and District 1 Board Supervisors of Stanislaus County, City of Riverbank, 6707 Third Street, Riverbank, CA 95367-2396 Telephone: 209-863-7129

San Jose—PVT George L. Richey USARC, 155 W. Hedding Street, POC: Commander 63rd Regional Readiness Command, ATTN: Base Transition Coordinator, 4235 Yorktown Avenue, Los Alamitos, CA 90720-5002 Telephone: 530-889-1129

Connecticut

Fairfield—1LT John S. Turner USARC, 180 High St., POC: Fairfield High Street Redevelopment Authority, First

Williamsport, PA 17701 Telephone:
570-323-6151

Puerto Rico

Bayamo'n—1LT Paul Lavergne' USARC, RD 167, KM 5.0, Hwy 8, POC: Bayamo'n Lavergne' U.S. Army Reserve Center Local Redevelopment Authority, P.O. Box 1588, Bayamo'n, PR 00961 Telephone: 787-707-4925

Rhode Island

Bristol—Quinta-Gamelin USARC, Asylum Road, POC: Town Council Local Redevelopment Authority, Town Hall, 10 Court Street, Bristol, RI 02809 Telephone: 3401-253-7000 ext. 133

Warwick—PT Lloyd S. Cooper III USARC, 885 Sandy Lane, POC: Warwick Local Redevelopment Authority, City Hall Annex, 3275 Post Road, Warwick, RI 02886 Telephone: 3401-738-2000 ext. 6292

South Carolina

Rock Hill—Rock Hill Memorial USARC, 515 South Cherry Road, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Tennessee

Chattanooga—Chattanooga (VAAP) USARC (BLDG 228), 6703d Bonny Oaks Drive, Bldg 228, POC: 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 3209 Telephone: 205-329-9215

Texas

Abilene—Grimes Memorial USARC, 4300 S. Treadway, POC: Abilene Local Redevelopment Authority, P.O. Box 60, Abilene, TX 79504 Telephone: 325-676-6206.
Alice—Alice USARC, 100 Stadium Road, POC: Alice Local Redevelopment Authority, P.O. Box 3229, Alice, TX 78333 Telephone: 361-668-7210

Amarillo—Blucher S. Tharp Memorial USARC, 2801 Duniview Circle, POC: Commander, 90th Regional Readiness Command, ATTN: Base Transition Coordinator, 8000 Camp Robinson Road, North Little Rock, AR 72118 Telephone: 501-771-8788

Dallas—Jules E. Muchert USARC, 10031 E. Northwest Highway, POC: City of Dallas, Director of Development Services, 1500 Marilla Street, 5 DN, Dallas, TX 75201, Telephone: 314- 670-4127

Houston—Houston USARC #2, 7077 Perimeter Park Drive, POC: City of

Houston, Building Services Department, City of Houston, P.O. Box 1652, Houston, TX 77251 Telephone: 713-247-2639

Houston—Houston USARC #3, 6903 Perimeter Park Drive, POC: City of Houston, Building Services Department, City of Houston, P.O. box 1652, Houston, TX 77251 Telephone: 713-247-2639

Marshall—Marshall USARC, 1209 Pinecrest Drive East, POC: Commander, 90th Regional Readiness Command, ATTN: Base Transition Coordinator, 8000 Camp Robinson Road, North Little Rock, AR 72118 Telephone: 501-771-8788

San Antonio—Boswell Street USARC, 432 Boswell Street, POC: San Antonio Local Development Authority, City of San Antonio Economic Development Department, P.O. Box 839966, San Antonio, TX 78283 Telephone: 210- 207-8040

San Antonio—Callaghan Road USAC, 600 Callaghan Road, POC: San Antonio Local Redevelopment Authority, City of San Antonio Economic Development Department,

P.O. Box 839966, San Antonio, TX 78283 Telephone: 210-207-8040
Texarkana—Watts-Guillot USARC, 2800 W. 15th Street, POC: Red River Redevelopment Authority, 107 Chapel Lane, New Boston, TX 75570 Telephone: 903-223-8741

Texarkana—Lone Star Army Ammunition Plant, POC: Red River Redevelopment Authority, 107 Chapel Lane, New Boston, TX 75570 Telephone: 903-223-9841

Texarkana—Red River Army Ammunition Plant, POC: Red River Redevelopment Authority, 107 Chapel Lane, New Boston, TX 75570 Telephone: 903-223-9841

Wichita Falls—Wichita Falls USARC, 3315 9th Street, POC: City of Wichita Falls, Community Development, P.O. Box 1431, Wichita Falls TX 76307, 1300 Seventh Street, Wichita Falls, TX 76301 Telephone: 940-761-7451

Vermont

Chester—Chester Memorial USARC, 978 VT Route 11 West, POC: Chester Local Redevelopment Authority, P.O. Box 370, Chester, VT 05143 Telephone: 802-875-2173

Rutland—Courcelle Brothers USARC, 16 North Street Extension, POC: Rutland Redevelopment Authority, 103 Wales Street, Rutland, VT 05701 Telephone: 802-775-2910

Virginia

Hampton—Fort Monroe POC: Federal Area Development Authority, City of Hampton, 22 Lincoln Street—8th

Floor, Hampton, VA 23669,
Telephone: 757-727-6884

Washington

Pasco—PFC Daniel L. Wagenaar USARC, 1011 E. Ainsworth Street, POC: Port of Pasco, 904 E. Ainsworth, Pasco, WA 99301 Telephone: 509- 547-3378

Seattle—2LT Robert R. Leisy USARC/AMSA 79, 4570 Texas West Way, POC: Commander, 70th Regional Readiness Command, ATTN: Base Transition Coordinator, 4574 36th Avenue West, Seattle, WA 98199- 5000 Telephone: 206-510-6793
Seattle—CPT James R. Harvey USARC, 4510 Texas West Way, POC: Commander, 70th Regional Readiness Command, ATTN: Base Transition Coordinator, 4575 36th Avenue West, Seattle, WA 98199-5000

Spokane—1LT Richard H. Walker USARC, n. 3800 Sullivan Road, POC: Commander, 70th Regional Readiness Command, ATTN: Base Transition Coordinator, 4575 36th Avenue West, Seattle, WA 98199-5000, Telephone: 206-510-6793.

Spokane—PFC Joe E. Mann USARC/AMSA 80, N. 4415 Market Street, POC: Commander, 70th Regional Readiness Command, ATTN: Base Transition Coordinator, 4575 36th Avenue West, Seattle, WA 98199- 5000, Telephone: 206-510-6793.

West Virginia

Beverly—Elkins USARC, Route 1, Box 255, POC: Elkins-Randolph Local Redevelopment Authority, Elkins City Hall, 401 Davis Avenue, Elkins, WV 26241, Telephone: 302-636-1414.
Fairmont—1LT Harry B. Colborn USARC, Mary Lou Retton Drive, POC: City of Fairmont Planning Commission, 200 Jackson Street, Fairmont, WV 26554, Telephone: 3-4-366-6211, ext. 308.

Huntington—MAJ Leslie Bias USARC, 1550 Spring Valley Drive, POC: Commander, 99th Regional Readiness Command, ATTN: Base Transition Coordinator, 99 Soldiers Lane, Corapolis, Pennsylvania 15108-2550, Telephone: 412-604-8159.

Ripley—SSG Juhl USARC/AMSA 114, 331 Second Avenue, POC: Commander, 99th Regional Readiness Command, ATTN: Base Transition Coordinator, 99 Soldiers Lane, Corapolis, Pennsylvania 15108-2550, Telephone: 206-510-6793.

Authority: This action is authorized by the Defense Base Closure and Realignment Act of 1990, Title XXIX of the National Defense Authorization Act for Fiscal Year 1991, Pub. L. 101-510; the Base Closure Community Redevelopment and Homeless Assistance Act



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110

24 MAY 2006

Mr. Forest R. "Bob" Christy
Director of Real Estate, Building Services
City of Houston
P.O. Box 1652
Houston, TX 77251



Dear Mr. Christy:

The purpose of this letter is to advise that in accordance with Base Realignment and Closure Law, the Army has declared the properties known as Houston USARC #2 and Houston USARC #3 surplus to the needs of the United States. The Army completed Federal screening with the publication of the surplus property listing in the Federal Register on May 9, 2006. Your organization, as the recognized Local Redevelopment Authority (LRA) for these sites, must now begin the planning process in order to expedite redevelopment.

Not later than June 8, 2006, you are required to publicize a notice for expressions of interest in a local newspaper, and through other means you deem appropriate. The deadline you set for expressing interest can be no earlier than 3 months and no later than 6 months after the publication. Your notice shall inform interested parties of the process, including the required format, content, deadline, and address for submitting formal notices of interest. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). The Army will provide you with any and all information received from the Army's public notifications which are intended to inform your process.

We are committed to accelerating the property disposal process and we encourage you to expedite the submission of your redevelopment plan. We will work collaboratively with you in assisting State and local governments, representatives of the homeless, and other interested parties in developing property disposal plans and promoting economic redevelopment of the property.

The Army point of contact for this property is Mr. Roy Hancock, the Base Transition Coordinator. He can be reached at 90th Regional Readiness Command, 8000 Camp Robinson Road, North Little Rock, AR 72118. His telephone number is (501) 771-8788. The Army looks forward to working cooperatively with you and to move quickly to property transfer in support of economic redevelopment for your community.

Sincerely,

Joseph W. Whitaker
Deputy Assistant Secretary of the Army
(Installations and Housing)
OASA(I&E)



The Concourse Group

May 22, 2006

received
06/05/06 KT

To Whom it May Concern:

Please include The Concourse Group on all future notices and RFPs related to your efforts on the 2005 BRAC.

Our Contact information is as follows:

The Concourse Group
619 Severn Avenue, Suite 102
Annapolis, Maryland 21403

Web Site: www.theConcourseGroup.com

Email: tshea@theConcourseGroup.com

Phone: (410) 267-6064

Sincerely,

Tom Shea
Principal



The Concourse Group

May 22, 2006



To Whom it May Concern:

Please include The Concourse Group on all future notices and RFPs related to your efforts on the 2005 BRAC.

Our Contact information is as follows:

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Annapolis, Maryland 21403

Web Site: www.theConcourseGroup.com

Email: tshea@theConcourseGroup.com

Phone: (410) 267-6064

Sincerely,

Tom Shea
Principal

EXHIBIT C

LRA Request For Notices of Interest
Published June 8, 2006

Affidavit of Publication

08/15/2007 03:31:56 PM

Willis, Irene

Page 2

08/15/2007 WED 16:18 FAX 7133626190 Houston Chronicle

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20989183 CITY OF HOU- Bldg. Svc.

Jun 08 2006

Page 1

Houston Chronicle

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:

COUNTY OF HARRIS:

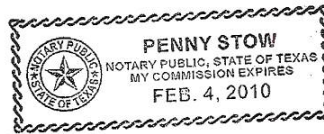
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on the day personally appeared: VICKI EUBANKS, who after being duly sworn, says that she is the ACCOUNTS RECEIVABLE LEAD at the HOUSTON CHRONICLE, a daily newspaper published in Harris County, Texas, and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to-wit:

CITY OF HOU-HOUSE&COMM 20989183 010917616
RAN A LEGAL NOTICE
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hc Jun 8 2006 1245.0 H_thuall6

Vicki Eubanks

VICKI EUBANKS
ACCOUNTS RECEIVABLE LEAD

Sworn and subscribed to before me, this the 8th Day of June A.D. 2006



Penny Stow

Notary Public in and for the State of Texas

20989183 CITY OF HOU.

Bldg Svc

Jun 08 2006

Page 2

Houston Chronicle

Availability of Surplus
Federal Property
For Homeless Service
Providers, Government
agencies and private
Nonprofits
Issued by
The City of Houston

The Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended and its implementing regulations requires a Local Redevelopment Authority established by the City of Houston to seek notices of interest (NOI) for redevelopment of surplus properties for their highest and best use. The U.S. Army Reserve Centers # 2 and #3, located at 7077 Perimeter Park Drive and 6903 Perimeter Park Drive are available in Houston, Texas.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on Friday, December 1, 2006. NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Houston. Interested parties may also submit NOIs for usage other than the homeless.

Prior to the award of the contract a Local Redevelopment Authority will be established with a broad based membership reflecting public and private entities that will be affected by the closure and planned reuse of the Army Reserve Centers. NOIs from homeless service providers or other interested parties must include:

A description of the homeless assistance program that the homeless service provider proposes to carry out at the Houston location.

A description of the need for the program.

A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the area of the military facility.

Information about the physical requirements necessary to carry out the program including a description of the buildings and property at the facility that are necessary in order to carry out the program.

A description of the financial plan, the organizational structure and capacity, prior experience and qualifications of the organization to carry out the program and

An assessment of the time required to implement the program.

A workshop will be held at 7077 Perimeter Park Drive on August 3, 2006 at 1:00 p.m. which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on

submit a NOI, to register for the workshop and for more information contact Forest R. "Bob" Christy, Director of Real Estate Building Services.

08/15/2007 03:32:34 PM

Willis, Irene

Page 4

08/15/2007 WED 16:19 FAX 7133626190 Houston Chronicle

0003/005

20989183 CITY OF HOU- Bldg Svc

Jun 08 2006

Page 3

Houston Chronicle
CLASSIFIED

Forest R. "Bob" Christy
Director of Real Estate
Building Services
Department
Bob.Christy@
CityofHouston.net
713-267-2639

EXHIBIT D

First BRAC Workshop

List of Attendees



CITY OF HOUSTON

Bill White

Mayor

P.O. Box 1562
Houston, Texas 77251-1562

Telephone – Dial 311
www.houstontx.gov

MEETING NOTICE

MILITARY BASE REUSE WORKSHOP

Thursday, August 3, 2006

10:00 a.m.

**7077 Perimeter Park Drive
Houston, Texas**

Homeless assistance providers and other interested parties are encouraged to attend this workshop to gather information about federal surplus property that will be available for reuse within the City of Houston. A tour of the property will be conducted. Federal officials will discuss application requirements and answer questions. City of Houston officials will discuss the planning process.

The property, currently an Army Reserve facility, has been slated for closure under the 2005 Base Realignment and Closure Commission Report. It is located in northwest Houston and includes two office buildings (one and two story) and a new warehouse over approximately 11 acres. A map of the area is attached.

The City of Houston will lead the reuse planning process. Under the Base Closure Community Redevelopment Act and Homeless Assistance Act of 1994, proposed reuse plans must balance the community's needs for economic development, other development, and homeless assistance. Public benefit conveyance may be available to eligible entities.

Questions/inquiries should be directed to:

**Kelton Sams
Project Manager
Department of Building Services
City of Houston
(713) 437-6597
Kelton.Sams@cityofhouston.net**

Council Members: Toni Lawrence Jarvis Johnson Anne Clutterbuck Ada Edwards Addie Wiseman M.J. Khan, P.E. Pam Holm Adrian Garcia
Carol Alvarado Peter Brown Sue Lovell Shelley Sekula-Gibbs, M.D. Ronald C. Green Michael Berry Controller: Annise D. Parker

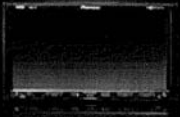


7077 Perimeter Park Dr
Houston TX
77041-4018 US

Notes:

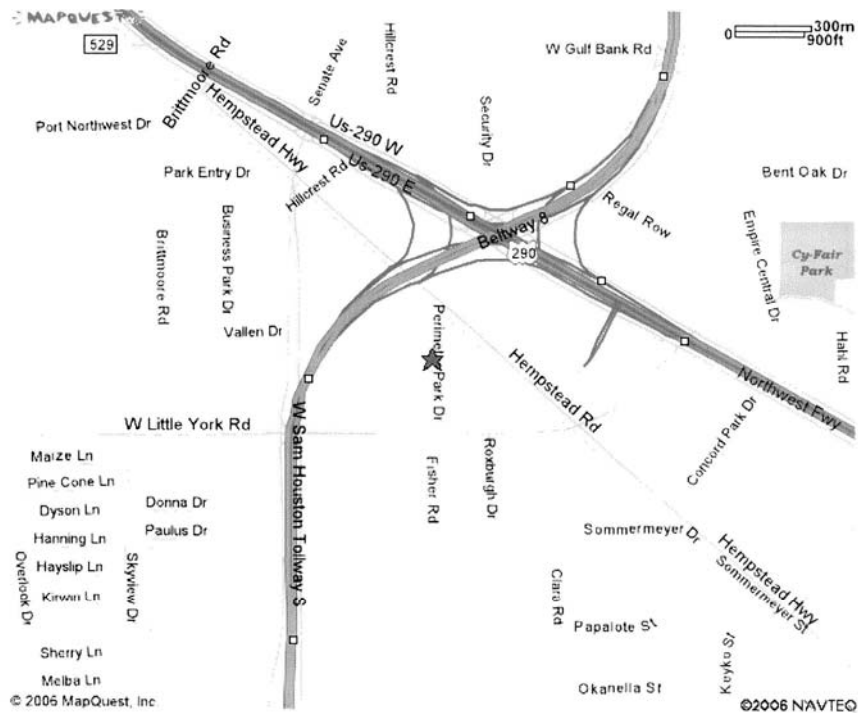
Army Reserve Base #2
Military Base Reuse Workshop
Thursday, August 3, 2006
10:00 a.m.

Escape Traffic.



Get a Pioneer navigation system.

DriveHappier.com | **Pioneer**
sound.vision.soul



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This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapQuest and its suppliers assume no responsibility for any loss or delay resulting from such use.

EXHIBIT E

OEA PowerPoint Presentation

First and Second BRAC Workshops

Outreach & Facility Redevelopment Planning



Garry E. Gontz
Project Manager



www.oea.gov

Key Statute (P.L. 101-510) Dates



- November 9, 2005—Date of Approval
- November 2005—DoD/Federal property screening begins; LRA formulation & recognition
- May 9, 2006—surplus property notifications
- June-August/November 2006—LRA outreach
- May/August 2007—complete redevelopment plan; submit to DoD/HUD
 - *Plan can be submitted anytime after outreach*
- May/August 2008—property disposal decisions
 - *Anytime after Military Department completes NEPA for property disposal*

www.oea.gov

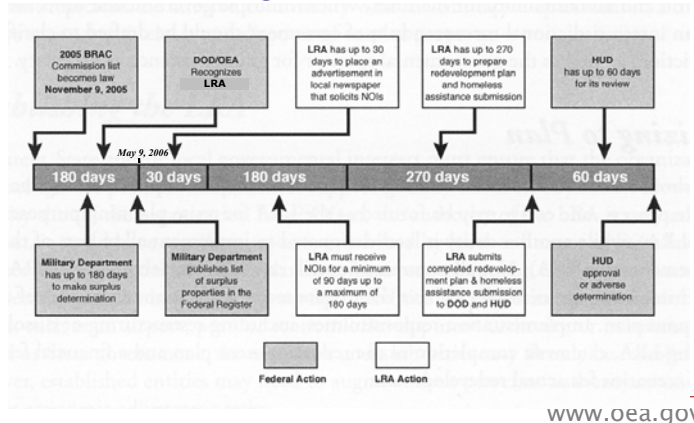
Statutory Planning Process for LRAs



- Establish a local redevelopment authority (LRA) with broad-based membership including jurisdictions with development control authority over the property
- Conduct outreach to homeless providers & public & non-profit organizations eligible for surplus Federal property
- Prepare a base redevelopment plan that balances homeless needs with economic & community development needs
- Submit redevelopment plan to HUD & the Military Department concerned

www.oea.gov

Statutory Planning Timeline



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Military Department Actions

- Determine which Federal agency transfers are in the best interest of Federal Government
 - *Consistent with highest & best use of property*
 - *Valid & appropriate agency requirement*
 - *No adverse impact on disposal of other property*
 - *FMV offered; environmental responsibility accepted*
 - *Competing Federal interests resolved*
 - *Consistent with the LRA redevelopment plan*
- Determine what real property is surplus
 - *Publish a notice of surplus property in Federal Register & a local newspaper, including information about the LRA created for outreach & redevelopment planning purposes*
 - *Notify HUD, the LRA, & Federal sponsoring agencies*
- Decide how the property will be disposed & to what entities

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LRA Outreach

6-12 months after date of approval

- LRA responsibility
- Begin within 30 days after surplus notification
- Publish timeframe & procedures in a local paper
- Hold at least one public hearing/workshop
- Conduct outreach to representatives of the homeless
 - *Coordinate with the appropriate HUD Field Office*
- Solicit interest of other interested parties
 - *Public entities & non-profit organizations eligible for public benefit conveyances*
 - *Law enforcement, emergency management, park, education or health facility, historic monument, etc.*
- Consider notices of interest received in preparing base redevelopment plan & accommodate homeless assistance needs

www.oea.gov



Redevelopment Plan

9-18/21 months after date of approval

- Prepared by the LRA
- Balances homeless needs with local economic & community development requirements
- Used to prepare property disposal environmental assessment required by NEPA
 - *Part of the proposed Federal action for disposal*
 - *Substantial deference given to redevelopment plan*
- Submitted with a homeless assistance application
 - *Military Department*
 - *HUD headquarters & appropriate HUD field office*
 - *Includes legally binding agreements with homeless providers*

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What is a Redevelopment Plan?

- Community's vision, goals, & objectives for base redevelopment
- Primary instrument to ensure land use compatibility between surrounding community & former base
 - Proposed land uses & zoning
 - Supporting infrastructure
 - Redevelopment schedule
 - Capital improvement program

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Redevelopment Planning Process



- Formulate community goals, objectives & performance targets for base redevelopment
- Collect, analyze & map existing conditions
- Integrate outreach process notices of interest
- Conduct any necessary specialized planning studies to define market opportunities, physical constraints, or infrastructure requirements
- Prepare & evaluate alternative plans
- Select & adopt final redevelopment plan

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Redevelopment Planning Drivers



- Physical & environmental conditions
- Market potential for redevelopment
- Public facilities & services needs
- Homeless accommodation
- Institutional needs
- Federal property disposal laws

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Collect Data/Analyze Existing Conditions

- Data collection & analysis begins concurrent to specialized planning studies
- Military Department is the source of most technical data for on-base conditions
 - *Base engineering, planning & environmental offices*
 - *Installation Summary Report*
 - *Environmental Condition of Property (ECP) Report*
 - ✓ completed remedial & corrective actions
 - ✓ current property use
 - ✓ nature & extent of known contamination
 - ✓ current phase of remedial or corrective action underway
 - ✓ presence of protected species or cultural assets

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Redevelopment Plan Adoption

- LRA forwards final base redevelopment plan & homeless submission package to HUD & Military Department concerned
- Upon HUD acceptance local government jurisdiction(s) with planning & zoning authority formally adopt plan
- Property is zoned or otherwise entitled to permit redevelopment

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Property Disposal Options



- Other DoD/Federal Agencies
- Public Benefit Conveyances (PBCs)
 - *Education, health, recreation, law enforcement, emergency management, homeless, etc.*
- Economic Development Conveyance
- Negotiated Sale to Public Entities
- Public Bid Sales

www.oea.gov

Department of Defense

Office of Economic Adjustment



Garry E. Gontz, Project Manager
400 Army Navy Drive, Suite 200
Arlington, VA 22202-4704
703.604.5142
garry.gontz@wso.whs.mil

www.oea.gov

www.oea.gov

EXHIBIT F

First BRAC Workshop

Question and Answers

1. Is an exchange of property that is better situated for homeless needs and located off the installation site acceptable under a Homeless Assistance Conveyance? The Homeless Assistance Conveyance is a means of property disposal. If the Federal Government/military department doesn't own the property, it can't convey it by means of a Homeless Assistance Conveyance. However a legally binding agreement may be drawn up between the Local Redevelopment Authority and the Representative of the Homeless (ROH), whereby the LRA and the ROH agree on other property to be transferred to the ROH to be used for homeless assistance instead of using base property. The terms of the agreement would be negotiated between the LRA and ROH and, like all legally binding agreements, would need to be clear and specific.

2. If deed restrictions and environmental problems restrict the use of property for a Homeless Assistance Conveyance, can the LRA sell the property and use the proceeds for homeless assistance at an alternative site?

The regulations require all legally binding agreements (LBAs) to contain a provision that establishes what will happen if the base property identified for homeless conveyance is found unsuitable due to environmental conditions. The LBAs should identify other property on base that would be acceptable or state the specifications for property that would be the functional equivalent of the original property and establish an enforceable process and timeline for finding the substitute property. This LBA provision may not be vague.

If the original property is not being transferred to the ROH, we do not believe the military should transfer the property to the LRA. That would put the LRA into the chain of title and subject them to liability. Also, the value of the property at sale may be reduced by the environmental concerns and, therefore, the funds would not be an acceptable substitute for the property originally sought by the ROH.

3. What is the DOD's interpretation of 32 CFR Part 176.20, (c)(3)(iii)(4) which states that the LRA should "consider various properties in response to the notices of interest" and that the "LRA may consider property that is located off the installation"? I believe you mean 176.20(c)(4), which is also found at 24 CFR 576.20(c)(4). I can't provide DoD's interpretation, but will provide HUD's. The LRA can and should try to accommodate the needs of the homeless in the community, as expressed in notices of interest submitted by ROHs even if it means considering buildings off the installation.

EXHIBIT G

Second BRAC Workshop

List of Attendees

MILITARY BASE 1 USE WORKSHOP

City of Houston: Local Redevelopment Authority

October 26, 2006 Army Reserve Bases: 6903 and 7077 Perimeter Park Drive

No.	Name: Last, First	Representing	Address	City	Zip	Phone No. 1	Phone No. 2	E-Mail Address
1	HANNAH, STEVE	HPD	1400 TRAVIS	HOUSTON	77002	713-308-1875	713-614-1013	STEPHEN.HANNAH3@CITYOFHOUSTON.TX
2	WENTERS, SHAWNAN	HPD	1020 TRAVIS	HOUSTON	77002	713-308-834	713-308-1875	SHAWNAN.WENTERS@CITYOFHOUSTON.TX
3	WILLIAMS, DAVID	HPD	1500 W DULAS	HOUSTON	77019	713-646-3500	713-557-3507	DAVID.WILLIAMS@CITYOFHOUSTON.TX
4	WEKER, DAVID	HPD	8410 LAUREN PT	HOUSTON	77057	713-578-2000	832-2777-600	DAVID.WEKER@CITYOFHOUSTON.TX
5	WHITEHEAD, BARRY	HPD	1205 DART	HOUSTON	77007	713-247-8851	713-8591550	BARRY.WHITEHEAD@CITYOFHOUSTON.TX
6	ROUTE, HAROLD	CEISD	10300 SONA RD	HOUSTON	77065	281-897-3810	281-897-4093	HAROLD.ROUTE@CEISD.TX
7	FOURQUEUR, JOHN	CEISD	10300 SONA RD	H.	77065	281-517-8105	---	JOHN.FOURQUEUR@CEISD.TX
8	LYKOS, R. LYKOS	HCTD	1310 PRANIE, STE 980	HOUSTON	77002	713-755-4005	---	RATHEM.LYKOS@CITYOFHOUSTON.TX
9	ANKER, ANKOR	COT RealEst.	9000 BOLT	HOUSTON	77002	713-247-2472	---	ANKOR.ANKER@CITYOFHOUSTON.TX
10	WEBSTER, CLIFTON	DDJ US ARMY	6903 PERIMETER RD	HOUSTON	77041	713-602-6534	577-338-5641	CLIFTON.WEBSTER@USAR.ARMY.MIL
11	HAUCK, ROY	90th AR	8000 ROBERTSON RD	HOUSTON	77022	713-602-6534	577-338-5641	ROY.HAUCK@USAR.ARMY.MIL
12	COOPER, LES	HCTD	6300 LEWISTON BLVD	HOUSTON	77022	713-602-6534	577-338-5641	LES.COOPER@USAR.ARMY.MIL
13	LEPINKA, ROBERT	BAOR-D WASHINGTON	6300 LEWISTON BLVD	HOUSTON	77022	713-602-6534	577-338-5641	ROBERT.LEPINKA@USAR.ARMY.MIL
14	LYKOS, R. LYKOS	COT	901 PRANIE 4TH FLOOR	HOUSTON	TX 77002	713-247-2341	---	LYKOS.DUONG@CITYOFHOUSTON.TX
15	LYNN DUDON	COT	901 PRANIE 4TH FLOOR	HOUSTON	TX 77002	713-247-2341	---	LYNN.DUDON@CITYOFHOUSTON.TX
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EXHIBIT H

Site Map of the Installations

EXHIBIT I

Topographical Site Map of the Installations

E:\PROJECTS-BST\086880278.enviro\BRAC\enviro\BRAC data\8029788\206 FIG 11.TXD 10/40 1995 HEDWIG TOPO HOUSTON, TX.dwg 1/12/2007 3:20:45 PM CST

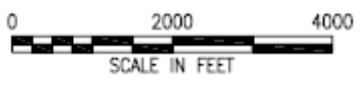
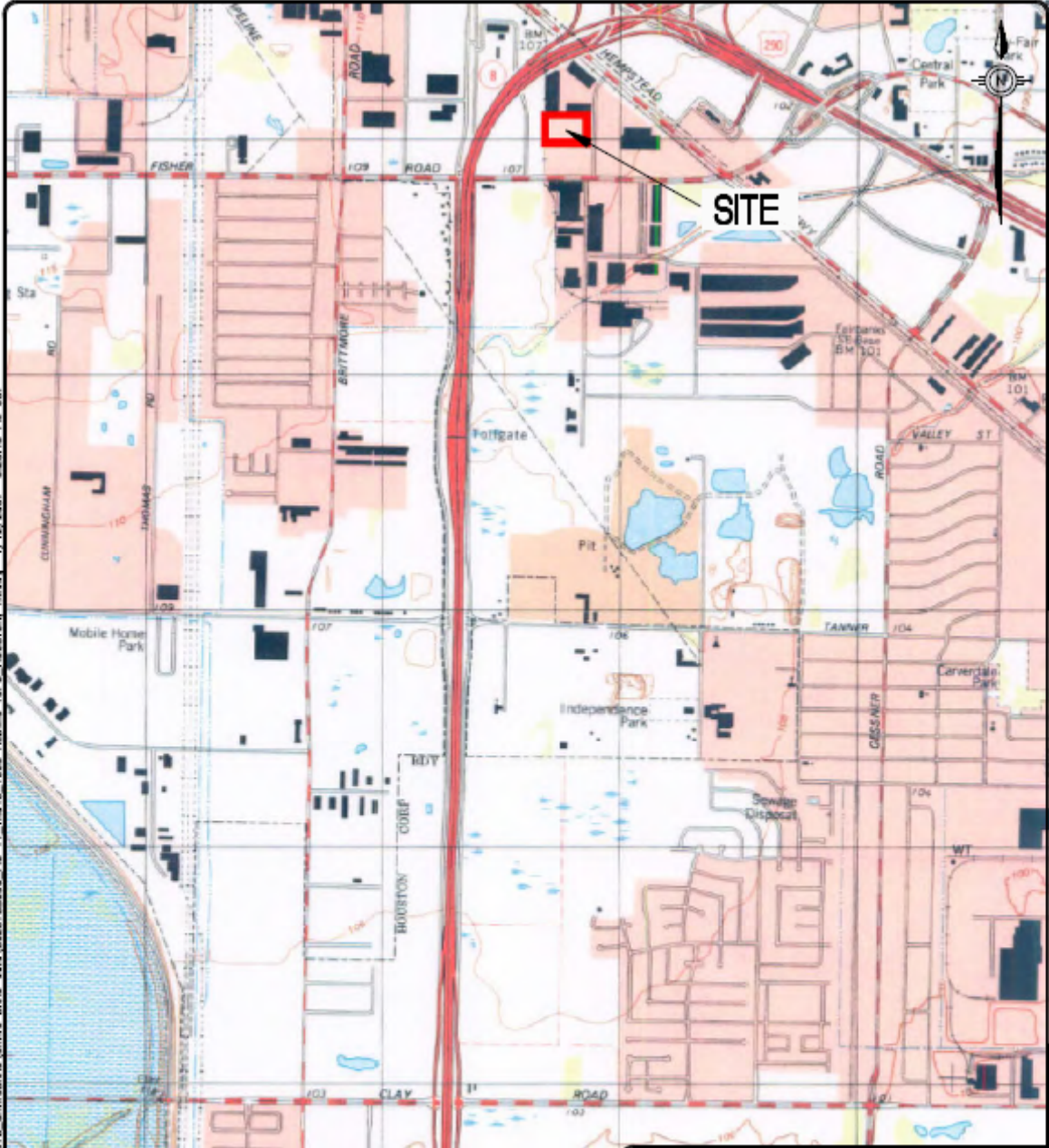


FIGURE 11
1995 HEDWIG VILLAGE TOPOGRAPHIC MAP
ENVIRONMENTAL CONDITION OF PROPERTY
HOUSTON #2 USARC
HOUSTON, TEXAS

MAP SOURCE:
U.S.G.S. 7.5 MINUTE QUADRANGLE
ENVIRONMENTAL DATA RESOURCES, INC.
HEDWIG VILLAGE, TEXAS

REQUESTED BY:	J. SHAFFER
DRAWN BY:	BRONSON
DWG DATE:	01/12/07
DWG NO:	8029788096



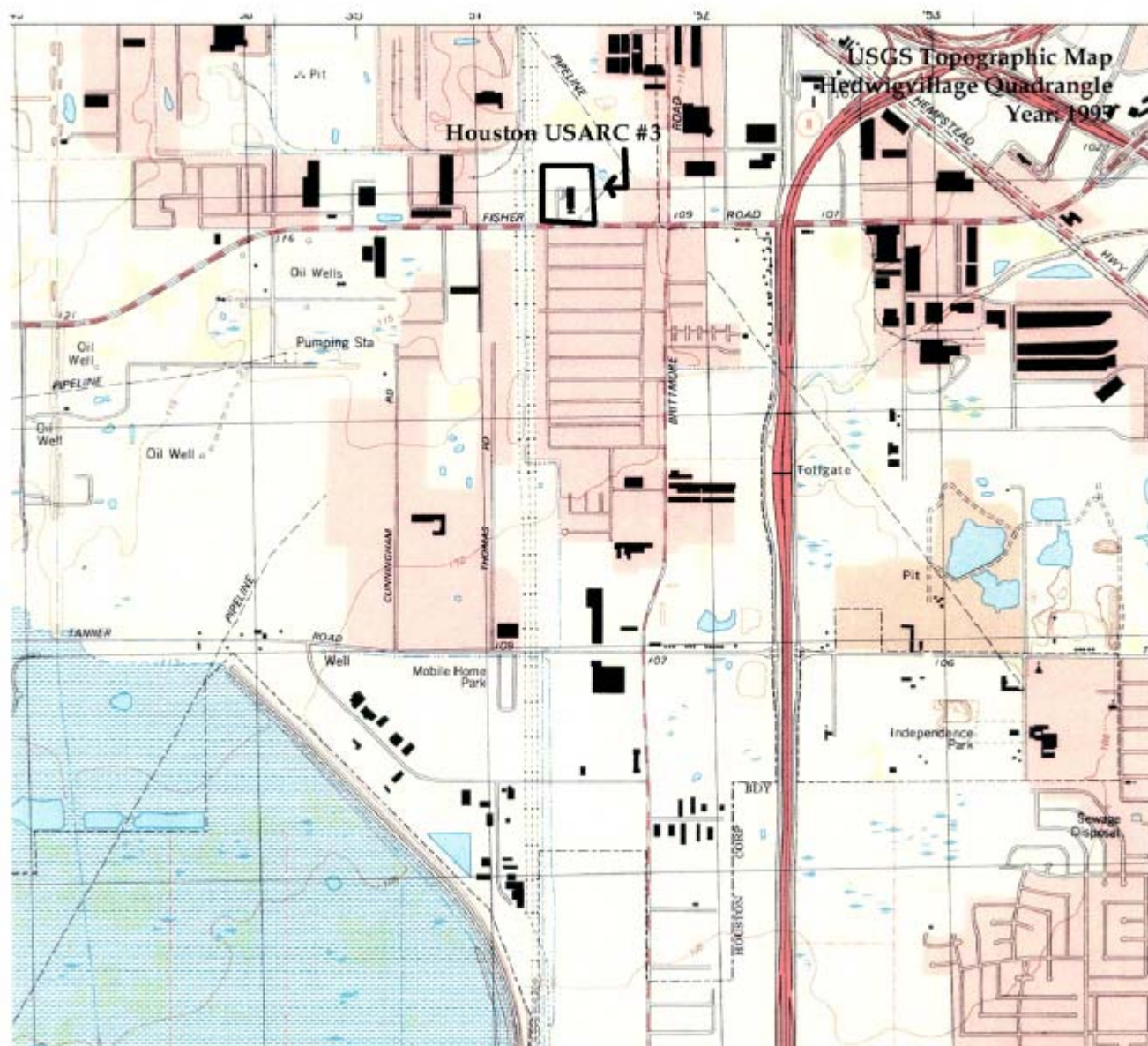


EXHIBIT J

Police Department Submitted Notice of Interest to the LRA

CITY OF HOUSTON

INTER OFFICE CORRESPONDENCE

TO: Bob Christy, Director of Real Estate
Building Services Department

FROM: M. W. Thaler, Executive Assistant Chief
Investigative Operations

DATE: November 29, 2006

SUBJECT: Letter of Interest
BRAC Property
7077 Perimeter Park Drive

The Houston Police Department (HPD) requests approval by the Local Redevelopment Authority for conveyance of U.S. Army Reserve Facilities located at 7077 Perimeter Park Drive, Houston, Texas to HPD. Pursuant to the Defense Base Closure and Realignment Act (BRAC) HPD seeks to pursue the facilities under a public benefit conveyance for law enforcement purposes. The following is a statement of interest in the facility and includes a planned use summary.

Name of Entity: Houston Police Department

Address of Property Interest: 7077 Perimeter Park

Description of Property: One-story administration building and large warehouse facility.

Specific Interest in the Property or Facility: For law enforcement purposes through a public benefit conveyance.

Description of the Planned Use: Office space will house Houston Police Department (HPD) personnel assigned to the Special Weapons Assault Team (SWAT), Bomb Squad, Dive Team, and Hostage Negotiations Team. Conference rooms will be used to provide classroom training on homeland security topics to department officers and officers from other regional law enforcement agencies.

Warehouse facilities will be used to store large vehicles including mobile command posts, weapons of mass destruction detection vehicles, armored vehicles, search and rescue boats. The Dive Team, for proper drying and storage of diving equipment, will use space for a separate Dry Room. Special weapons and ammunition will be stored properly in secure vaults currently in place at the facility.

Description of the applicant: HPD is local law enforcement for the City of Houston, Texas. The department's SWAT, Dive Team, Bomb Squad, and Hostage Negotiations Team serve the broader region with training and assisting with matters occurring outside the city limits. The dive team will also be equipped and available to search for possible weapons of mass destruction in the Houston Ship Channel.

Applicants capacity to carry out the program and its financial plan for implementing the program: HPD will relocate all current personnel, vehicles and equipment assigned to the department's SWAT, Dive Team, Bomb Squad, and Hostage Negotiations Team to the larger facility. These officers are at various locations throughout the city, creating a chain of command challenge and access to vehicles and equipment problems. The relocation will immediately resolve these issues. Vacating space currently used by these personnel will allow the city to shift current operational costs to support the larger facility. Classroom training for HPD personnel will continue to be funded by HPD. As homeland security responsibilities and federal directives place added duties on local law enforcement, these HPD units will have space to expand personnel and equipment (many of the large vehicles and much of the equipment has been funded by the U.S. Department of Homeland Security).

The facility is occupation ready having recently received a new roof and having been remediated for asbestos. HPD will absorb minor costs associated with telephone and data communications outfitting and any minor build out.

An assessment of the time required to commence operations: Operations will begin immediately as no structural changes are needed and there are no unmet code requirements. Minor telephone and data communications outfitting will be completed quickly by department personnel.

Thank you for your consideration and support for this project. Should you have any questions, please contact Sherri Benjamin-Riveron at (713) 308-9157.

M. W. Thaler, Executive Assistant Chief
Investigative Operations

mwt:sbr

cc: Harold L. Hurtt
Chief of Police

EXHIBIT K

Police Department Notice of Intent to DOJ
For “Public Benefit Transfer”

From: Sherri Benjamin-Riveron
To: esmeralda.womack@usdoj.gov
Date: 12/13/2006 11:40:14 AM
Subject: BRAC Property Transfer Application Question

Ms. Womack,

I spoke with Tim Jefferies a couple of weeks ago regarding the intent of the Houston Police Department to apply under the law enforcement use conveyance for military property located at 7077 Perimeter Park Drive, Houston, Texas. I left a couple of messages on your telephone. I am working on the application provided by the BJA but have a couple of questions. I have already submitted the Letter of Interest to the LRA here.

Would you please call me as soon as you can regarding this project. If there is no answer at the office please call on my cellular phone.

I want to be sure there are no immanent deadlines.

Thank you for your assistance.

Sherri Benjamin-Riveron
713.888.5555

CC: timothy.jefferies@usdoj.gov

EXHIBIT L

Fire Department Submitted Notice of Interest to the LRA



CITY OF HOUSTON

Fire Department

Interoffice

Correspondence

To: Bob Christy
Director - Real Estate

From: Jack Williams
Assistant Fire Chief

Date: November 20, 2006

Subject: BRAC

This letter shall serve as "The Notice of Interest" by the Houston Fire Department for the anticipated public conveyance benefit of the BRAC identified property at 6903 Perimeter Park in Houston, Texas.

The Houston Fire Department provides the City of Houston with fire suppression, emergency medical, rescue, haz-mat and related services. The Department has over 4,000 firefighters and employees, 90 fire stations, and multiple support facilities. Some of these support facilities include Fleet Maintenance, supply warehouse (EMS, Quartermaster, station and apparatus supplies and tools), Communications shop, satellite fleet services and various office space leases. We are currently at about 115% capacity, as it relates to our current facilities. To prepare for the needs of the future, Houston Fire is preparing a "Master Plan" for all of its facilities.

We have inspected the BRAC facility at 6903 Perimeter Park and believe that it would be readily adaptable to meeting some of the needs to be outlined in our "Master Plan." This facility will provide critically needed training space, warehouse space, satellite fleet maintenance service facility, and additional office space for decentralized Arson and Fire Prevention offices. Acquisition of the facility would allow those services to be dispersed closer to the user groups, saving time and mileage costs, at benefit to the citizens of Houston.

Prior to conveyance, the Fire Department would "Program" the facility to determine which specific uses would be housed there and develop a Plan of Implementation to occupy and utilize the facility in the most rapid and effective manner. Minor modifications and move-in would then proceed at an efficient and expeditious pace.

Anticipated acquisition of the adjacent property at 7077 Perimeter Park by the City of Houston Police Department would provide additional synergy and joint opportunities to the "First Responder" Departments in the service of Houston's citizens. This would provide the City of Houston with a Public Safety Complex in the northwest corridor of the city.

Houston Fire is prepared to provide justification for acquisition of the above-mentioned property. The future growth of Houston Fire is dependent upon planning and this property would be of great benefit to our "Master Plan."

Please let me know what HFD can do to make this acquisition happen.

Sincerely,

Jack Williams
Assistant Fire Chief – Support Services
Houston Fire

EXHIBIT M

Fire Department Application to FEMA
For “Public Benefit Transfer”

U. S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
EXCESS FEDERAL REAL PROPERTY

O.M.B. NO. 1660-0080
Expires February 28, 2007

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 3 hours per response. The burden estimate includes the time for reviewing instructions and searching existing data sources, gathering and maintaining the data needed and completing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, U. S. Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, Paperwork Reduction Project (1660-xxx). **NOTE: Send completed form to: Federal Emergency Management Agency, Facility, Policy and Oversight Branch, 500 C Street SW, Washington DC 20472.**

SECTION I - APPLICANT/RECIPIENT DATA

1. APPLICANT'S NAME City of Houston Fire Department		2. ORGANIZATION Houston Fire Department		
3. ADDRESS 1205 Dart Street	4. CITY Houston	5. COUNTY Harris	6. STATE Texas	7. ZIP CODE 77007
8. CONGRESSIONAL DISTRICT(S) Texas -18		9. NAME OF CONTACT Jack Williams, Assistant Fire Chief - Support Services		
10. FAX NUMBER 713-247-5209		11. E-MAIL ADDRESS jack.williams@cityofhouston.net		

II - TYPE OF ACTION

1. PROPERTY IDENTIFICATION (Name, if applicable) USARC#3 Houston 6903 Perimeter Park Houston, Texas	2. GSA NUMBER (If applicable) 3. BASE REALIGNMENT IDENTIFICATION (If applicable) USARC # 3, Houston, Texas
4. DATE APPLICANT ADVISED GSA OR BRAC OFFICE OF INTEREST (Please provide copies of letters) See Attached	5. TITLE OF APPLICANT'S PROJECT Houston Fire Department - Northwest Regional Center

6. Provide a brief description of applicant's project (please provide detailed information referencing your emergency management response use of the property):

a. Describe the emergency management response organization to benefit from the conveyance.

The Houston Fire Department provides the City of Houston The Houston Fire Department provides the City of Houston with fire suppression, emergency medical, rescue, haz-mat and related services. The Department has over 4,000 firefighters and employees, 90 fire stations, and multiple support facilities. Some of these support facilities include Fleet Maintenance, supply warehouse (EMS, Quartermaster, station and apparatus supplies and tools), Communications shop, satellite fleet services and various office space leases.

b. Describe the emergency management response program/project activities (e.g., training).

We are currently at about 115% capacity, as it relates to our current facilities. To prepare for the needs of the future, Houston Fire is preparing a "Master Plan" for all of its facilities. We have inspected the BRAC facility at 6903 Perimeter Park and believe that it would be readily adaptable to meeting some of the needs to be outlined in our "Master Plan." This facility will provide critically needed training space, warehouse space, satellite fleet maintenance service facility, and additional office space for decentralized Arson and Fire Prevention offices. Acquisition of the facility would allow those services to be dispersed closer to the user groups, saving time and mileage costs, at benefit to the citizens of Houston.

c. Provide a table for accomplishing renovation/construction and implementing the program after the property is certified or conveyed, and deeded.

Prior to conveyance, the Fire Department would "Program" the facility to determine which specific uses would be housed there and develop a Plan of Implementation to occupy and utilize the facility in the most rapid and effective manner. Minor modifications and move-in would then proceed at an efficient and expeditious pace.

d. Recommend language that could be included in the property conveyance document establishing conditions for the perpetual use of the property for the emergency management response facility.

???

SECTION II - ACQUISITION AUTHORITY

1. Identify the State and local government agency that is authorized by law to enter into contracts with the Federal Government for the conveyance of real property. (Please provide a copy of the State enabling legislation and cite the actual paragraph or portion of the legislation that establishes that authority).

City of Houston

2. If the above-authorized agency is not the applicant agency, provide written delegation from the authorized agency to procure the requested property.

3. Include a proposal.

SECTION III - ENVIRONMENTAL ISSUES

The applicant proposes continued use of the existing facility in ways similar to its previous use. Based upon FEMA experience in the implementation of similar measures, the environmental impact of the identified use would be none to minimal. The applicant's description of the proposed use does not indicate any special issues that would suggest a different level of impact in this case. The applicant and any agency funding, issuing permits, or enacting the property transfer or project implementation should consider additional information as appropriate to comply with relevant State and Federal environmental laws and executive orders. This compliance would also apply if and when a day care center is added to the facility.

SECTION IV - CERTIFICATION

I certify that to the best of my knowledge and belief, that the data in this application is true and correct, that the governing body of the applicant has duly authorized the application, that the applicant proposes continued use of the facility in ways similar to its previous use, that the proposed use does not indicate any special environmental concerns, and that the property transfer or project implementation will comply with all relevant State and Federal environmental laws and executive orders.

SIGNATURE OF CERTIFYING REPRESENTATIVE

TYPED NAME AND TITLE

DATE

EXHIBIT N

List of Individuals and Organizations Contacted Telephonically by the LRA

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801 S. Treadaway
Abilene TX 79605-

* Kelly McCann Chief Executive Officer
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Ronald Aldridge Executive Director
AIDS Services of North Texas, Inc.
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Carla Storey LCSW, LCCA
All Church Home
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Anthony Housing Authority

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Arlington TX 76011-

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* Kelli Moore
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OPTIONAL FORM 99 (7-90)

FAX TRANSMITTAL

To	Kethen Sims	From	Johnnie R. Charles
Dept./Agency	Project Manager	Phone #	713-7183185
Fax #	713 247 1214	Fax #	

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